

Your

Town &
Country
Home
Inspection



Report

for the property located at:
5 Copper Cove
Conroe, Texas 77304



This inspection report is for the exclusive use of:

Seth & Wanda Hamill

Date of Inspection: **May 5, 2021**

Inspector: **Joe Lipnickey, TREC #20387**
Joe@tandchomeinspection.com

25725 Moore Lane
Montgomery, Tx 77356
(936) 525-0550

www.tandchomeinspection.com



www.trec.state.tx.us

This real estate inspection and report is intended to meet or exceed the rules and regulations set forth by the Texas Real state Commission (TREC) as well as the International Association of Certified Home Inspectors (InterNACHI) in effect at the date of the inspection.



www.nachi.org

Town and Country Home Inspection

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Fax:

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PROPERTY INSPECTION REPORT

Prepared For: Seth & Wanda Hamill
(Name of Client)

Concerning: 5 Copper Cove, Conroe, TX 77304
(Address or Other Identification of Inspected Property)

By: Joe Lipnickey, Lic #20387 05/05/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires 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

NOTICE: Use of this report by any individual or without written notification by clients name above is subject to theft of service charges and criminal prosecution.

The inspection report is a binding legal contract agreement. By accepting this inspection report or relying on this report in any way the client affirms, understands, and has agreed to be bound by all terms, conditions, disclaimers and limitations contained in this inspection report whether the client has signed this agreement or not.

Important conditions, limitations and disclaimers:

1. This inspection report(s) is performed for the person, company or entity named on the report as the client. This report is not transferable to any other person, company or entity without written authorization.
2. The client affirms, understands that additional office fees may be included for scheduling of sub-contractors to perform additional inspections at time of scheduled home inspection.
3. This inspection report is in no way; a written or implied warranty, guarantee or representation against any conditions latent defects, hidden defects, equipment failure or structural component failure that may occur after the date of the inspection. Absolutely no guarantee, no warranty and no implied warranty is given or maybe construed exist.
4. It should be understood that the labeling of pictures does not mean that is the only place items were deficient.
5. This visual inspection report has been done on the equipment and structural competence listed only.
6. This is a visual inspection only, and does not deal with local/national codes, or any defects that were latent, hidden or not apparent at the time of inspection. This inspection report solely certifies to the apparent visual condition of those items listed at the time and date of inspection.
7. No engineering or scientific test were performed during the course of the visual inspection. This inspection does not include asbestos, lead based paint or mold testing.
8. This is not a warranty or guarantee of future performance of any mechanical or structural items. No estimates will be given either written or verbal. We recommend that only a licensed repair company in each area of specified expertise repair items and/or give estimates for repairs. Please remember that almost every item in any house, except a new one is in used condition and has ordinary wear and tear. Company does not hold its inspectors out to be specialists for any particular item. We will not make any recommendations regarding the value of the structure or whether or not the structure should be purchased.
9. Mold/mildew investigations are **NOT** included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a licensed professional investigator be obtained for that area of concern.
10. IF WE REMARK ABOUT AN ITEM AS 'DEFICIENT' CUSTOMER SHOULD PRIOR TO PURCHASING THE STRUCTURE, HAVE THAT ITEM EXAMINED BY A SPECIALIST NOT EMPLOYED BY TOWN AND COUNTRY HOME INSPECTION. AFTER PROPER REPAIRS HAVE BEEN MADE BY A SPECIALIST, CUSTOMER SHOULD HAVE THAT SPECIALIST PROVIDE DOCUMENTATION OF REPAIRS MADE AND A FULL WRITTEN REPORT OF THE COMPLETE SYSTEM. The Specialist should be trained and qualified persons who are, whenever possible, manufacturer-approved service persons and who are licensed or bonded whenever such license or bond is required bylaw.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the

building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Note: All directions are from the street facing the house

Present at Inspection: Home Inspector, WDI Inspector,, Roof Inspector,, Buyer,, Buyers Agent,

Building Status: Vacant Type of Building: Single Family (2 Story)

Weather Conditions: Sunny/Fair, Rain in last 3 Days Temperature: 66 Degrees F Humidity: 69 Percent

Square Footage of Structure: 3837 Sq. Ft. Year of Construction: 2011 Direction of Front Door: South

Utilities On: YES

Special Notes:

The following items are common problems found after a house has been vacant and Town and Country Home Inspection will not be responsible for: (1) Sewer and drain lines stopping up. (2) Seals, or washers drying out and causing leaks in plumbing fixtures. (3) Garbage disposal locking up or not function properly. (4) Gas water heaters and gas furnaces - the thermocouples (pilot generators) may fail if gas has been turned off. (5) It is important to follow the foundation maintenance and monitoring programs outlined in the "Guide to Foundations Maintenance." This applies to all houses whether vacant or not. OTHERWISE, FOUNDATION PROBLEMS CAN EASILY DEVELOP IN A VERY SHORT PERIOD OF TIME.

REAL ESTATE AGENT

Theresa Scheib
(936)537-6467

theresa@homesaroundlakeconroe.com

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab

Special Note: Refer to your online Home Binder for additional information.

All exposed areas of the foundation were examined visually. The grading and drainage around the perimeter of the foundation was examined to evaluate how effectively water is being distributed and directed away from the structure. Various structural components of the home were checked for cracks, movement, misalignment or other signs of excessive foundation settling.

[See TREC Standards of Practice for details \(Click here\)](#)

Note: Inspector is not required to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.

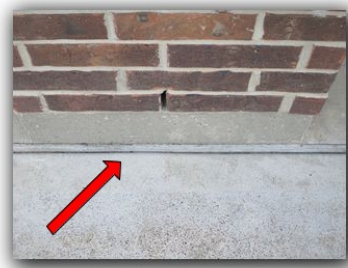
OBSERVATIONS:

OPINION: The Inspector's opinion, based on accessible and observable indications, is that the foundation for this home is performing as intended.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

We recommend that you visit the following website: <http://www.houstonlabfoundations.com>. This website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

DEFICIENCIES:



1. Form boards left in place promote insect activity and should be removed.

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I NI NP D



2. Corner cracks were noted on foundation. It has been noted that cracks in the outside corners of the perimeter beams are caused in many cases by the shrinking of the concrete in the perimeter beam as it dries and the rigidity of the brick and mortar against this drying process. It is normally not an indication of foundation failure or the need for foundation repair.

B. Grading and Drainage

Special Note: Refer to your online Home Binder for additional information.

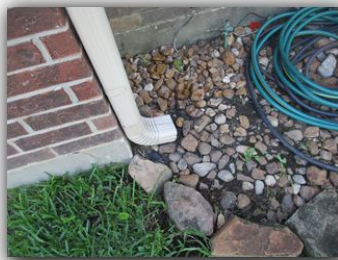
OBSERVATIONS:

Inspected for proper and adequate grading around the foundation, for evidence of ponding or erosion near the foundation, and for deficiencies in installed rain gutter and downspout systems.

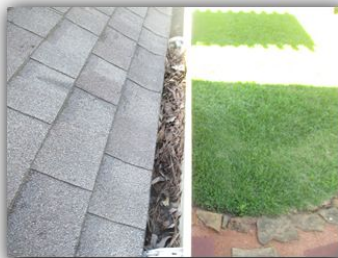
Note: Inspector cannot verify the presence or functionality of subterranean drainage systems.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



3. Missing splash plate for the guttering system in various location.



4. Gutters have leaves, limbs and other debris located in them. Periodic cleaning of the guttering system is recommended.

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: From ground with binoculars

Comments:

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected general condition and appearance of roof, for evidence of previous repairs, and for evidence of existing leaks.

Note: It is beyond the scope of this inspection to determine the age or expected life of the roof covering, to determine the number of layers of roof covering, or to identify latent damage.

[See TREC Standards of Practice for details \(Click here\)](#)

Note: Installed shingles have an adhesive strip which bonds them together to prevent tear-off by high winds. I attempted to lift the shingles in several locations to examine fasteners, but was unable to do so without potentially damaging the adhesive bond.

Note: Due to height of roof, assessment of roof condition is based on observation through binoculars from ground level. This is an extremely limited examination and should not be considered comprehensive. For an extensive examination, contact a roofing contractor. Due to configuration of home, there were areas of the roof that could not be viewed.

DEFICIENCIES:



5. Observed various nails backing out of roofing material. Recommend replacing with new nails and properly sealing the area.



6. Observed areas of raised or lifted shingles. Recommend having these areas properly nailed down and sealed to prevent damage in high winds.

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7. The entire roof system shows some signs of aging. However, the roof was performing as intended at the time of the inspection.



8. Broken or damaged shingles were noted on roof area.



9. Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.

Photos are representative of the issue and may not include all instances of the issue.



10. Missing sealant on rain skirts on metal fireplace or furnace flues. Recommend sealing skirts to help prevent against water penetration.



11. Roof penetration(s) not properly flashed/sealed. Recommend repair by a licensed roofer.

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12. Roof flashing is loose or damaged in various areas. This condition is considered to be a conducive condition for water penetration and can be uplifted in high winds. Sealing and securing the flashing is recommended.



13. Observed extensive deflection in roofing materials. Roof should be further evaluated and repaired by a licensed roofer.

D. Roof Structures and Attics

Viewed From: Attic space walked or crawled - Some areas not accessible

Approximate Average Depth of Insulation: 12 Inches

Approximate Average Thickness of Vertical Insulation: n/a Inches

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected the attic for proper ventilation, examined accessible installed framing and decking, checked for consistent distribution of insulation over all living areas, and examined installation of attic access ladder/opening.

Note: Some areas of attic spaces may not be accessible, powered vents will not be tested.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



14. Observed some wood rot in various location in the attic. any wood rot and or decayed wood should be replaced or repaired. By replacing or repairing you prevent wood destroying insects from invading the wood and causing further damage.

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E. Walls (Interior and Exterior)

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Observed brick/masonry veneer, concrete fiber/stucco on exterior walls, inspected interior and exterior walls for proper structural performance and evidence of water penetration.

Note: Inspector is not required to comment on cosmetic deficiencies, awnings or shutters. Inspector can not verify proper mix or composition of applied mortar or other adhesive.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

15. Caulking/sealant is separated or missing in some areas. Seal all gaps, cracks and holes on exterior walls to prevent water damage to the wall structure. This includes areas where different siding materials meet, around windows and doors, and where plumbing or wiring penetrates the exterior wall. *Photos are representative of the issue and may not include all instances of the issue.*



16. Observed some damaged siding or trim. Recommend replacing all damaged areas to help prevent possible water or insect penetration to the structure.



17. Observed areas of mortar shrinkage. This is common on stone or brick veneer homes. As the mortar dries, it will begin to pull away from the material. Recommend pointing up these areas with mortar or sealing with a proper exterior sealant.

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18. It was noted a area of the exterior wall show signs of mildew growth. There are products that can be purchased at your local hardware store to help clean and maintain these areas.



19. Weep holes are to large. Weep holes should be no more than 5/8" holes, current size may let in pests.

F. Ceilings and Floors

OBSERVATIONS:

Inspected ceilings and floors for proper structural performance and evidence of water penetration.

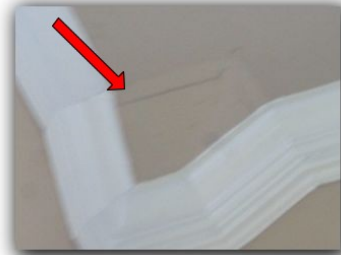
Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

Ceilings:

20. Common cracks up to 1/8" were noted in the interior gypsum wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.



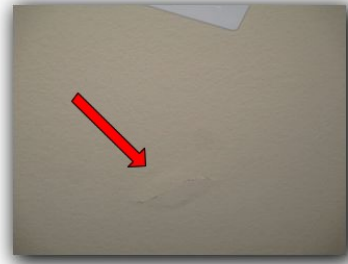
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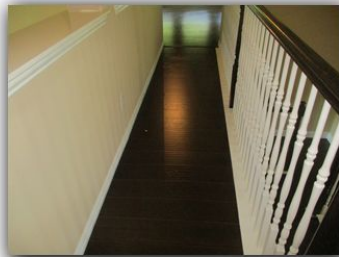


21. Observed cosmetic damage to ceiling.

Floors:



22. Observed damaged carpet in various locations.



23. Flooring was uneven or was not level in various locations. This condition is more common in older homes. Water penetrations and foundation settlement account for most occurrences. In some cases it may be possible (and recommended) to remove floor coverings to inspect the subflooring. The homeowner must give special permission. The Texas Real Estate Commission (T.R.E.C.) does not permit the inspector to remove or pull away floor coverings.



24. Observed loose floor boards and/or subflooring upstairs.



25. Observed damaged flooring material in various locations.

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G. Doors (Interior and Exterior)

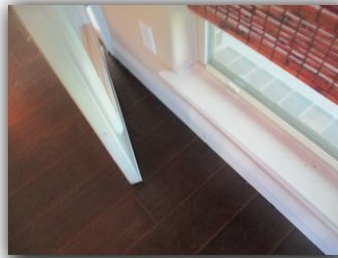
SPECIAL NOTE: Buyers should have all locks changed / re-keyed for safety / security concerns after closing but prior to move-in.

OBSERVATIONS:

Inspected doors for proper structural performance and operation, and for evidence of water penetration.

*Note: Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices.
See TREC Standards of Practice for details ([Click here](#))*

DEFICIENCIES:



26. Door stops are missing, damaged or need repositioning in various locations. The installation on of door stops on all interior and exterior doors to help avoid damage to walls and door hardware is highly recommended.



27. Observed damaged door, not closing. Recommend replacing or repairing door.



28. The door between the garage and the living portions of the home was not a self-closing door. The method for a self closing door may be spring-loaded hinges, automatic closers, or other approved devices. The reasoning for this requirement is to help insure proper fire breaking is maintained as well as helping to prevent carbon monoxide etc from entering living spaces when auto etc. are started, running etc. in the garage. IRC R302.5.1

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29. Repair or replace damaged/missing weather stripping at door

H. Windows

OBSERVATIONS:

Inspected windows for proper structural performance and operation, for evidence of water penetration, for deficiencies in glazing and weather stripping, for obvious indications of broken seals on insulated windows, and for safety glass in required areas.

*Note: Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices.
See TREC Standards of Practice for details ([Click here](#))*

DEFICIENCIES:



30. Observed window latch not properly aligned.



31. Windows need caulking/sealant to prevent possible moisture penetration.

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32. Observed cracked/damaged interior window trim



33. Window screens were noted that are either missing or torn. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. guidelines. Screens that are torn enough to allow insect infestation should be repaired. All windows and sliding glass doors that have channels for screens should have them installed.



34. Observed what appears to be the hermetic seal for various windows may be starting to fail. Although the seal could be still intact, there is no way of determining when or if it will completely fail. Recommend having a qualified window company examine and repair all issues.

I. Stairways (Interior and Exterior)

OBSERVATIONS:

Inspected for proper spacing between components, and for deficiencies in steps, stairways, landings and rails.

Note: Inspector is not required to exhaustively measure every stairway component.

[See TREC Standards of Practice for details \(Click here\)](#)

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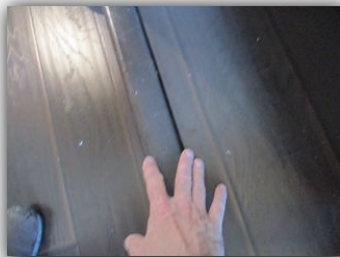
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DEFICIENCIES:



35. Observed a damaged baluster.



36. Observed areas of flooring material on the stairway that appear to be a trip hazard.

J. Fireplaces and Chimneys

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Observed gas logs in the fireplace. Inspected for combustible material in or near the firebox opening, for appropriate fireblocking in accessible required locations, for inoperative circulating fan (if installed) and for deficiencies in accessible fireplace and chimney components.

Note: Inspector is not required to verify the integrity of the flue, perform a smoke test, or to determine the adequacy of the draft.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



37. Observed buildup of soot on ceramic logs in fireplace. This could be the result of improper combustion, or the logs may not be in the proper position. Consult fireplace specialist.

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38. The flue has creosote and/or soot build up. Recommend having a chimney sweep check and clean the system before using.

K. Porches, Balconies, Decks, and Carports

OBSERVATIONS:

Inspected balconies, carports, porches and decks for proper safety railings, and for deficiencies in accessible and visible components, materials and connection points.

Note: Inspector is not required to exhaustively measure installed components, or to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No issues at time of inspection

L. Other

OBSERVATIONS:

This section is for structural components that don't fit in any other category, most homes will not have anything in this section.

DEFICIENCIES:



39. Observed damaged and loose deco-stones at entry to driveway. Recommend repair by a qualified contractor.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected service entrance and related panels, cabinets, boxes and boards, breakers, grounding electrode, and connected wiring.

Note: Inspector is not required to determine present or future sufficiency of capacity, conduct voltage drop calculations, verify accuracy of circuit labeling or operate circuit breakers. Arc-fault devices are not tested when property is occupied. Inspector may not activate breakers that have tripped or are turned off at the time of inspection.

[See TREC Standards of Practice for details \(Click here\)](#)

Main Panel Location: By the meter

Main Panel Size: 200 Amp



DEFICIENCIES:



40. The circuit breakers are not identified and labeled. Proper labeling of circuit breakers can be crucial during an emergency situation.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Wire

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed fixtures, devices, and accessible junction boxes. Looked for GFCI protection and equipment disconnects in required locations. Tested accessible smoke detectors by pressing "test" button.

Note: Inspector is not required to examine low voltage wiring, verify the effectiveness or interconnectivity of smoke detectors, remove covers or wall plates, or disassemble mechanical devices.

[See TREC Standards of Practice for details \(Click here\)](#)

Inspector was unable to verify proper electrical bonding of gas supply lines. Bonding of the gas lines helps prevent fires that may be caused by static electricity or lightning. The bonding connection may be concealed by insulation or other building materials, if concerns exist it should be verified by a licensed electrician.

DEFICIENCIES:



41. Observed an absence of GFCI (ground fault circuit interrupter) protection in required locations.

Missing Location: Exterior



42. GFCI (ground fault circuit interrupter) not tripping when tested with external device in garage



43. Recommend caulking and sealing exterior light fixtures. This will help prevent possible insect infestation and moisture penetration to the structure.

I=Inspected

NI=Not Inspected

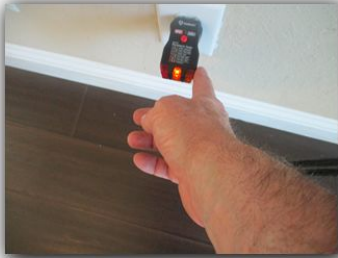
NP=Not Present

D=Deficient

I NI NP D



44. Some lights did not function when tested. Light bulbs should be replaced and fixture operation verified to ensure an underlying electrical problem does not exist.



45. Observed various loose wall outlets.



46. Open grounds were noted on three prong outlets in various locations.



47. Observed various globes/covers missing from light fixtures. This is a recognized safety hazard.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Natural Gas

Note: Furnaces do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace. I recommend contacting a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation.

Note: Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, check integrity of heat exchanger, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.

[See TREC Standards of Practice for details \(Click here\)](#)

48. The furnace appeared to function properly, but based on the age of the system, I would recommend having it thoroughly cleaned and checked by a qualified HVAC representative.

DEFICIENCIES:



49. Burners rusty and dirty; recommend service by heating company to check for proper operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Cooling Equipment

Type of System: Central - Air Conditioner

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. Only licensed HVAC technicians are allowed to install gauges on any type of cooling equipment in the state of Texas. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation. Checked for proper access and clearances, adequacy of condensate drain system, insulation on pipes, condition of accessible coils, and condition and installation of window units.

Note: Inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home. Inspector should not operate the air conditioning system when the outdoor temperature is less than 60 degrees Fahrenheit.

[See TREC Standards of Practice for details \(Click here\)](#)

Delta-T - 9 degrees 1) Downstairs

Delta-T - 18 degrees 2) Upstairs

Note: A measurement of how well an air conditioning system is operating is called "Delta-T" and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 16 - 21 degrees.

The entire or part of the installed system is over 10 years old which is beyond the life expectancy for this type of equipment. Of course there are many variables, and with proper installation and maintenance it may perform adequately for many years. The improved efficiency of currently manufactured products may justify the cost of replacement.

Unit #1	Size	Year	Unit #2	Size	Year
Condenser	4ton	2011	Condenser	3.5ton	2011
Coil	5ton	2011	Coil	4ton	2011
Furnace		2011	Furnace		2011



DEFICIENCIES:

50. Delta-T for the system was below the desired range. AC system should be checked by qualified HVAC specialist (Low delta-T)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



51. Recommend installed some flashing or a guttering system to help prevent excessive water from flowing onto condenser.



52. Observed areas of conditioned air loss at unit. Recommend having the unit sealed to improve efficiency and prevent condensation from forming.

-
-
-
-

C. Duct Systems, Chases, and Vents

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected accessible ducting for condition and proper routing. Checked for air flow at registers. Checked condition of accessible fans, filters, grills and registers.

Note: Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No issues at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **front property line @ front**

Location of main water supply valve: **In garage**

Static water pressure reading: **90 psi**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected visible and accessible plumbing for presence of active leaks, and for appropriate valves and back-flow devices. Observed accessible supply plumbing, tested fixtures not connected to an appliance, and tested mechanical operation of installed fixtures.

Note: Inspector is not required to operate main, branch or shut-off valves, nor to inspect systems or components that have been shut down or secured, circulating pumps, water softening or filtering systems, pressure tanks or sprinkler systems. Inspector is not required to determine quality or volume of water supply, or to verify functionality of back-flow prevention devices.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



Static water pressure is required to be between 40 and 80 psi. Pressure below this range may result in fixtures an/or appliances that do not function properly. Higher pressure may reduce the life of installed plumbing, fixtures and appliances.

53. When pressure exceeds 80 psi, a pressure-reducing valve is recommended at the water main.



54. Shower hardware in loose in various locations. Recommended having it tightened up to prevent water penetration into the structure.

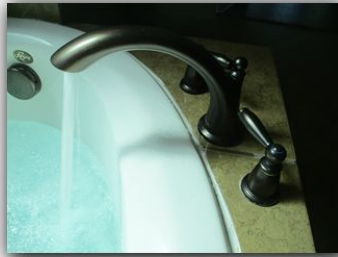
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



55. Master tub fixture does not spray properly. Recommend cleaning or replacing screen.



56. Observed sink handles that are broken/loose.

B. Drains, Wastes, and Vents

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected visible and accessible plumbing for presence of active leaks. Observed accessible waste and vent plumbing, checked functional drainage at fixtures, and tested mechanical operation of installed fixtures.

Note: Inspector is not required to inspect systems or components that have been shut down or secured. Inspector is not required to verify functionality of floor drains.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



57. Observed leaking drain under master bathroom sink. These leaks can promote water penetration to the structure. Concealed damage is a possibility. Recommend having a licensed plumber repair the issue.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



58. Sink has slow drain.



59. Exterior plumbing vent is broken, this is a cosmetic issue.

C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: 40 Gallons

Year: 2019

Comments: Hot Water Temperature was measured at 135 Degrees.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected water heater(s) for proper installation, checked fittings and visible components for corrosion and broken or missing parts, checked for shut-off valve and required safety features.

Note: Inspector is not required to verify effectiveness of T&P valve, nor to operate the valve if damage may result. Inspector is not required to determine efficiency or adequacy of the unit.

[See TREC Standards of Practice for details \(Click here\)](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

DEFICIENCIES:

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

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60. Water Temperature was very high when tested. Recommend turning down Water Heater. The following chart will give you an idea of scalding temperatures. This could be a possible safety hazard with small children.

W008



61. The temperature and pressure relief valve did not function when tested.



62. Observed corrosion/rust at water heater plumbing connections. Repair/replace plumbing connections as needed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Hydro-Massage Therapy Equipment

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed hydro-massage equipment operation and controls, and checked for presence of observable active leaks.

Note: Inspector is not required to determine adequacy of self-draining features of circulation systems.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



63. Hydro-therapy tub does not have a readily accessible inspection port. The pump equipment should be checked on a regular basis for leaks. The absence of an inspection port reduces the ability of an inspector to adequately determine the condition of the equipment.



64. Observed excessive debris in tub when running in a normal cycle. Recommend having the unit service and cleaned.

E. Other

OBSERVATIONS:

This section is for plumbing system components that don't fit in any other category, some homes will not have anything in this section.

All visible gas lines and gas connections appear to be in satisfactory condition at the time of the inspection. Lines were tested with a certified gas detector. If there are any concerns I recommend having a certified and licensed gas specialist inspect the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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DEFICIENCIES:



65. Gas outlets are not connected to an appliance. These should be capped gas tight.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in normal mode.

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



66. Basket wheels are missing.

B. Food Waste Disposers

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation.

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Range Hood and Exhaust Systems

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation at high and low settings.

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No deficiencies were observed.

D. Ranges, Cooktops, and Ovens

Special Note: Refer to your online Home Binder for additional information.

Special Note: Checked for proper installation and operation. All burners are operated at low and high settings. The oven is tested at 350 f. and a variance of more than + or - 25 degrees is considered defective. This means that the thermostat is not calibrated properly, is not positioned properly, or is absolutely defective.

Test Result: 350 Degrees

OBSERVATIONS:

Inspected installed appliance for proper installation and operation, burners tested at high and low settings, oven(s) tested at 350 degrees.

Note: Inspector is not required to comment on cosmetic deficiencies or to test self-cleaning functions. Did not test broiler.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



67. Igniter not functioning for burners, indicators are worn away.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



68. Gasket is damaged on oven door, door does not appear to seal properly.



69. Glass on oven door is very dirty and/or damaged.

E. Microwave Ovens

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in heating a container of water.

Note: Inspector is not required to comment on cosmetic deficiencies or to test for radiation leaks.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No deficiencies were observed.

F. Mechanical Exhaust Vents and Bathroom Heaters

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation.

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.

[See TREC Standards of Practice for details \(Click here\)](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

DEFICIENCIES:

No deficiencies were observed.

G. Garage Door Operators

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance(s) for proper installation and operation with wall-mounted controls only (remote not tested).

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

70. Safety reversing mechanism did not operate when the door(s) were obstructed. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. of pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C.). These motors can usually be adjusted to operate properly.

H. Dryer Exhaust Systems

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation.

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

Dryer outlet is a 4 prong There is also a gas connection

DEFICIENCIES:



71. Vent appears to have excessive lint build up. Recommend cleaning prior to use as this is a fire hazard.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

OBSERVATIONS:

This section is for appliances that don't fit in any other category, most homes will not have anything in this section.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems

Special Note: Refer to your online Home Binder for additional information.

This inspection is limited to the functional performance of the observed components of the sprinkler system and is not intended to assess the design or coverage of the system. Sprinkler heads that are covered with dirt or grass may be overlooked. The system is tested zone-by-zone in manual mode only.

Location of Back Flow Device: left

OBSERVATIONS:

System was visually checked for proper functionality and any visual damage.

DEFICIENCIES:



72. Various heads require adjustment that are spraying directly onto exterior walls.

Report Summary

This is a listing of significant repair items noted in the report. While every attempt is made to include all pertinent items in this summary, it is possible that some items may be overlooked, or the buyer may feel that there are other items in the report that are of equal or greater significance. In no case should this summary be deemed a substitute for reading the entire report.

FOUNDATIONS

1. Form boards left in place promote insect activity and should be removed.
2. Corner cracks were noted on foundation.

GRADING AND DRAINAGE

3. Missing splash plate for the guttering system in various location.
4. Gutters have leaves, limbs and other debris located in them.

ROOF COVERING MATERIALS

5. Observed various nails backing out of roofing material.
6. Observed areas of raised or lifted shingles.
7. The entire roof system shows some signs of aging.
8. Broken or damaged shingles were noted on roof area.
9. Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time.
10. Missing sealant on rain skirts on metal fireplace or furnace flues.
11. Roof penetration(s) not properly flashed/sealed.
12. Roof flashing is loose or damaged in various areas.
13. Observed extensive deflection in roofing materials.

ROOF STRUCTURES AND ATTICS

14. Observed some wood rot in various location in the attic.

WALLS (INTERIOR AND EXTERIOR)

15. Caulking/sealant is separated or missing in some areas.
16. Observed some damaged siding or trim.
17. Observed areas of mortar shrinkage.
18. It was noted a area of the exterior wall show signs of mildew growth.
19. Weep holes are to large

CEILINGS AND FLOORS

Ceilings:

20. Common cracks up to 1/8" were noted in the interior gypsum wallboard.

21. Observed cosmetic damage to ceiling.

Floors:

- 22. Observed damaged carpet in various locations.
- 23. Flooring was uneven or was not level in various locations.
- 24. Observed loose floor boards and/or subflooring upstairs.
- 25. Observed damaged flooring material in various locations.

DOORS (INTERIOR AND EXTERIOR)

- 26. Door stops are missing,damaged or need repositioning in various locations.
- 27. Observed damaged door, not closing.
- 28. The door between the garage and the living portions of the home was not a self-closing door.
- 29. Repair or replace damaged/missing weather stripping at door

WINDOWS

- 30. Observed window latch not properly aligned.
- 31. Windows need caulking/sealant to prevent possible moisture penetration.
- 32. Observed cracked/damaged interior window trim
- 33. Window screens were noted that are either missing or torn.
- 34. Observed what appears to be the hermitic seal for various windows may be starting to fail.

STAIRWAYS (INTERIOR AND EXTERIOR)

- 35. Observed a damaged baluster.
- 36. Observed areas of flooring material on the stairway that appear to be a trip hazard.

FIREPLACES AND CHIMNEYS

- 37. Observed buildup of soot on ceramic logs in fireplace. This could be the result of improper combustion, or the logs may not be in the proper position. Consult fireplace specialist.
- 38. The flue has creosote and/or soot build up.

OTHER

- 39. Observed damaged and loose deco-stones at entry to driveway.

SERVICE ENTRANCE AND PANELS

- 40. The circuit breakers are not identified and labeled.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- 41. Observed an absence of GFCI (ground fault circuit interrupter) protection in required locations.

- 42. GFCI (ground fault circuit interrupter) not tripping when tested with external device in garage
- 43. Recommend caulking and sealing exterior light fixtures.
- 44. Some lights did not function when tested.
- 45. Observed various loose wall outlets.
- 46. Open grounds were noted on three prong outlets in various locations.
- 47. Observed various globes/covers missing from light fixtures.

HEATING EQUIPMENT

- 48. The furnace appeared to function properly, but based on the age of the system, I would recommend having it thoroughly cleaned and checked by a qualified HVAC representative.
- 49. Burners rusty and dirty

COOLING EQUIPMENT

- 50. Delta-T for the system was below the desired range.
- 51. Recommend installed some flashing or a guttering system to help prevent excessive water from flowing onto condenser.
- 52. Observed areas of conditioned air loss at unit.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- 53. When pressure exceeds 80 psi, a pressure-reducing valve is recommended at the water main.
- 54. Shower hardware in loose in various locations.
- 55. Master tub fixture does not spray properly.
- 56. Observed sink handles that are broken/loose.

DRAINS, WASTES, AND VENTS

- 57. Observed leaking drain under master bathroom sink.
- 58. Sink has slow drain.
- 59. Exterior plumbing vent is broken, this is a cosmetic issue.

WATER HEATING EQUIPMENT

- 60. Water Temperature was very high when tested.
- 61. The temperature and pressure relief valve did not function when tested.
- 62. Observed corrosion/rust at water heater plumbing connections.

HYDRO-MASSAGE THERAPY EQUIPMENT

- 63. Hydro-therapy tub does not have a readily accessible inspection port.
- 64. Observed excessive debris in tub when running in a normal cycle.

OTHER

65. Gas outlets are not connected to an appliance.

DISHWASHERS

66. Basket wheels are missing.

RANGES, COOKTOPS, AND OVENS

- 67. Igniter not functioning for burners, indicators are worn away.
- 68. Gasket is damaged on oven door, door does not appear to seal properly.
- 69. Glass on oven door is very dirty and/or damaged.

GARAGE DOOR OPERATORS

70. Safety reversing mechanism did not operate when the door(s) were obstructed.

DRYER EXHAUST SYSTEMS

71. Vent appears to have excessive lint build up.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

72. Various heads require adjustment that are spraying directly onto exterior walls.

It is recommended that all repairs should be performed by a qualified and licensed professional in the designated field. A home inspection is a relatively superficial examination of a broad range of items. When a specialist performs a repair it is more likely that any latent defects may be discovered.