



Professional Real Estate Inspector Sam Hestand TREC #24118

Cell: 713-366-2571

Email: [Sam@hestandhomeinspections.com](mailto:Sam@hestandhomeinspections.com)

Website: [www.hestandhomeinspections.com](http://www.hestandhomeinspections.com)

Associate Member of Houston Association of Realtors

16203 Big Pine Trl.

Cypress, TX 77433

Prepared for: Himanshu Maheshwari

Date: 05/06/2021

# Table of Contents

TOC .....	2
Structural Systems .....	9
Foundations .....	9
Grading and Drainage .....	9
Roof Covering Materials .....	11
Roof Structures and Attics .....	13
Walls (Interior and Exterior) .....	14
Ceilings and Floors .....	15
Doors (Interior and Exterior) .....	15
Windows .....	16
Stairways (Interior and Exterior) .....	16
Fireplaces and Chimneys .....	16
Porches, Balconies, Decks, and Carports .....	17
Other .....	17
Electrical Systems .....	17
Service Entrance and Panels .....	17
Branch Circuits, Connected Devices, and Fixtures .....	19
Heating, Ventilation and Air Conditioning Systems .....	19
Heating Equipment .....	19
Cooling Equipment .....	20
Duct Systems, Chases, and Vents .....	21
Plumbing System .....	22
Plumbing Supply, Distribution Systems and Fixtures .....	22
Drains, Wastes, and Vents .....	23
Water Heating Equipment .....	23
Hydro-Massage Therapy Equipment .....	24
Other .....	24
Appliances .....	24
Dishwashers .....	24
Food Waste Disposers .....	24
Range Hood and Exhaust Systems .....	24
Ranges, Cooktops, and Ovens .....	24
Microwave Ovens .....	25
Mechanical Exhaust Vents and Bathroom Heaters .....	25
Garage Door Operators .....	25
Dryer Exhaust Systems .....	25
Other .....	25

# PROPERTY INSPECTION REPORT

---

**Prepared For:** Himanshu Maheshwari  
(Name of Client)

**Concerning:** 16203 Big Pine Trl., Cypress, TX 77433  
(Address or Other Identification of Inspected Property)

**By:** Sam Hestand, Lic #24118 05/06/2021  
(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](http://www.trec.texas.gov).

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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**

Thank you for choosing Hestand Home Inspections. This report provided by Hestand Home Inspections contains the good faith opinion of the inspector(s) concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

- *That all defects have been found or that company will pay for repair of undisclosed defects.*
- *That any of the items inspected are designed or constructed in good and workmanlike manner.*
- *That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.*
- *That any of the items inspected are merchantable or fit for any particular purpose.*

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

***The following descriptions are used to identify comments in this report:***

***Systems and Topic Headings:***

Texas Real Estate Commission Property Inspection Report Form REI 7-5 (Revised 5/2015)

***Note:***

General information and/or observations for client awareness of conditions that may not necessarily warrant immediate attention.

***Deficiencies:***

A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

***Front, Rear, Left and Right:*** Denotes location by facing the property from the street.

Check boxes are used to denote location, identification purposes and items that are listed as deficient.

***Conditions at the time of inspection:***

Present at Inspection:     Buyer             Buyers Agent         Listing Agent         Occupant

Other

Building Status:         Vacant             Owner Occupied     Tenant Occupied     Other

Weather Conditions:     Clear

84 Outside Temperature 44% Humidity

Hard Rain in last 3 days:  Most likely not  Yes

Utilities On:  Yes  No Water  No Electricity  No Gas

House Faces: east

Special Notes: .

**Inaccessible or obstructed areas:**

- Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas
- Floors Covered assistance from the moisture meter.  Plumbing Areas - Only Visible Plumbing Inspected with
- Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding
- Behind/Under Furniture and/or Stored Items  Crawl Space is limited - Viewed From Accessible Areas
- 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 professional investigation be obtained.

---

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

---



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)  
P.O. BOX 12188, AUSTIN, TX 78711-2188

05-04-15



## 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 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.



This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-I

**Some of the Equipment Used During the Inspection**

**Tramex Moisture Meter**

Relative Moisture Meter Reading Range

Normal	Higher Than Normal	High
Relative reading of	Relative reading of	Relative reading of
0 -- 13	14 -- 19	20 +

The Tramex Moisture Meter is used to obtain relative readings between suspected problem areas and dry areas.

Important notice about moisture meters: The moisture meters are used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meter will get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. High readings do not always mean there is a problem, nor do low readings necessarily mean there is not a problem.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

## I. STRUCTURAL SYSTEMS

A.

### Foundations

Comments:

*Type of Foundation(s): Likely Slab on Grade*

#### Foundation Performance Opinion:

On the basis of today's observations, it is the inspector's opinion that the foundation is functioning as intended. It is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface and/or influences like the large tree(s) that's adjacent to the house and/or inconsistent moisture levels around the house. Further movements and separations of the foundation is possible. However, if you notice larger cracks in the brick, foundation and/or unusual movements in the house (out of square doors, new sheetrock cracks, cracks in the foundation) you should consult with a structural engineer as soon as possible.

*Foundation Performance Note: Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This 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. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.*

*Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is mandatory. Drainage must be directed away from all sides of the foundation with grade slopes. For information regarding maintenance and repair of foundations in this region visit <http://www.houstonlabfoundations.com>*

#### Observations of Structural Movement or Settlement:

No indications of defects observed at the time of inspection.

#### Foundation Deficiencies:

#### EXPOSURE:



Exposed form board nails should be removed.

B.

### Grading and Drainage

Comments:

*Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.*

*Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

**Grading and Drainage Deficiencies:**

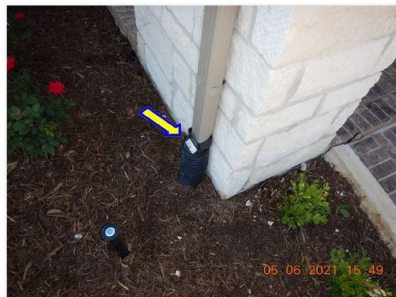
**SUBSURFACE DRAINAGE:**



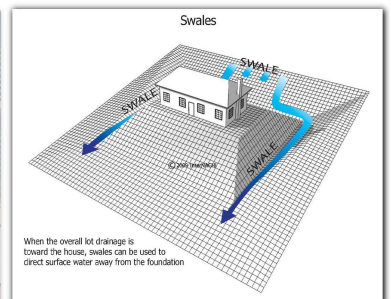
French drain covers should be kept clear at all times.



Splash blocks should be placed in areas where water can accumulate near the foundation edge. The discharging of the rainwater from the gutters needs to be directed away from the foundation edge.



Underground drainage system not checked



The drainage and grading around this home is inadequate. In order for the drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation by at least 6 inches in the first 10 feet and/or adding additional gutters/downspouts to the house is another option to improve drainage and/or in-ground drains should be designed and added to divert rainwater and runoff away from the house as appropriate and/or drainage swale should be improved/installed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

C. **Roof Covering Materials**

*Comments:*

*Type(s) of Roof Covering: Asphalt Shingles*

*Viewed From: Walked the roof*

*Note: It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.*

*Note: The inspection of this roof may show it to be functioning as intended, or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. Having an insurance company physically inspect the roof prior to closing, to fully evaluate the insurability of the roof, is strongly advised.*

**Roof Performance Opinion:**

The roof covering is experiencing normal wear.

**Roof Covering Deficiencies:**

**SHINGLES:**



Scuffed and/or damaged shingles were noted.



Caulk face nailed ridge cap shingles where missing.



Foot traffic damage observed at the roof covering was noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Per the Texas Real Estate Commission Standard of Practice effective February 1, 2009, home inspectors are required to inspect shingle fasteners. To inspect fasteners, the lower tab of the shingle must be lifted at several locations. As is the case in most homes, this inspection was not possible without damaging the shingles. Under the Standards of Practice departure clause this item was not inspected.

Information: All shingles are required to have a minimum of four fasteners per shingle, six fasteners in high wind zones.

RIDGE CAP SHINGLES:



Excessive aggregate loss observed at ridge cap shingles.

FLASHINGS:



J flashing was used to seal the junctions between the roof's surface and the side walls.

DECK SURFACE:



Loose nails observed at the roof covering.

DRIP EDGE FLASHING

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The roofing felt did not extend to the rakes or bottom of the roof deck in all of the areas that were inspected.

D. **Roof Structures and Attics**

Comments:

*Viewed From: Entered Attic Area - by the equipment only - Information: Much of the attic area could not be safely accessed. The areas of the attic without walkways were not inspected except by the use of a flashlight.*

*Approximate Average Depth of Insulation: 6 inches*

*Insulation Type: Spray Foam*

*Note: Some of the example pictures included in this report have an infrared picture that is overlaid onto a digital image, or a digital picture was taken of the same area and placed beside the infrared image, so that the client can clearly see the location of the temperature anomaly/problem area and better understand the issue in question.*

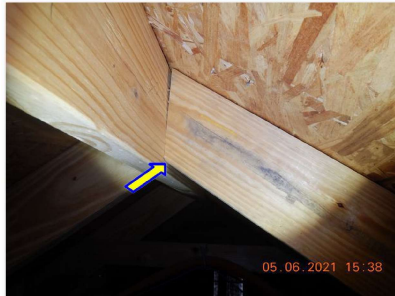
**Insulation Deficiencies:**

No indications of defects observed at the time of inspection.

**Ventilation Deficiencies:**

No indications of defects observed at the time of inspection.

**Attic Framing Deficiencies:**



Rafters were secured to the ridge board with 0 nails on one side, versus the appropriate number on one side, the appropriate number on the other.



Note: Most of the framing members could not be inspected in the upper sections of the roof due to the spray in foam.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rafters cuts not flush at the ridge, hip and or valley boards in the attic.

*Attic Moisture Deficiencies:*



Insulation is missing on the condensate drain line and/or water lines in the attic. The water and drain lines should be completely insulated in the attic.

*Attic Access Ladder Deficiencies:*

No indications of defects observed at the time of inspection.

*Attic Service Access Deficiencies:*



Gas pipes and/or wires and/or water lines are crossing directly over the top of the attic service walkway.

*Other Attic Deficiencies:*



The construction debris and other material should be removed from the attic, or appropriately placed out of the way.

E. **Walls (Interior and Exterior)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.

Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.

Interior Wall Deficiencies:



Repair in the drywall was noted. Some Examples: Front door entry area.

Exterior Wall Materials:

- Brick  Stone  Wood  Stucco Veneer  Composite Siding  
 Vinyl  Aluminum  Asbestos  Cement Board  Other:

Exterior Wall Deficiencies:

No indications of defects observed at the time of inspection.

F.

**Ceilings and Floors**

Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.

Ceiling Deficiencies:

No indications of defects observed at the time of inspection.

Floor Deficiencies:

No indications of defects observed at the time of inspection.

G.

**Doors (Interior and Exterior)**

Comments:

Note: It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.

Interior Door Deficiencies:

Doors misaligned at the door jam and rubbing at the frame at the following locations: Back patio door.

Exterior Doors Deficiencies:

Weather strip not sealing properly, light visible around the door, was noted. Some Examples: Garage entry door.

Self closing hinges not properly tensioned at the garage entry door.

EXTERIOR CONDITION:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Caulking around the door missing or deteriorated was noted. Some Examples: Back patio sliding glass door.

**Garage Doors Deficiencies:**

Type of Door(s):  Metal  Wood  Fiberglass

No indications of defects observed at the time of inspection.

H.

**Windows**

Comments:

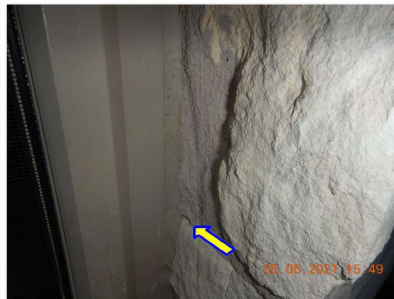
*Note: Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.*

**Window Deficiencies:**

INTERIOR:

Windows binding or difficult to operate at the following locations: Master bedroom, 2nd floor middle front bedroom.

EXTERIOR:



Caulking around exterior windows deteriorating.

I.

**Stairways (Interior and Exterior)**

Comments:

*Note: It is not within the scope of this inspection to exhaustively measure every stairway component.*

**Stairway Deficiencies:**

TREADS, RISERS, STAIRWELLS:

Improper riser height variation at the stairway. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

J.

**Fireplaces and Chimneys**

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Type of Fireplace: Factory Built  
Flue penetration accessible at the attic: No  
Gas Valve Location: Left  
Gas Key Present: Yes

Note: It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.

Fireplace Deficiencies



The fireplace remote for the fireplace was not found so the fireplace could not be operated.

K. Porches, Balconies, Decks, and Carports

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.

Porches, Balconies, Decks, and Carports Deficiencies:

PATIO:



The back patio's floor is near grade (soil level).

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of over current

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

device labeling; remove covers where hazardous as judged by the inspector; operate over current devices.

Service-Entrance Type: Below Ground

Service-Entrance Deficiencies:

No indications of defects observed at the time of inspection.

Service Equipment Disconnecting Means Enclosure: Square D Load Center

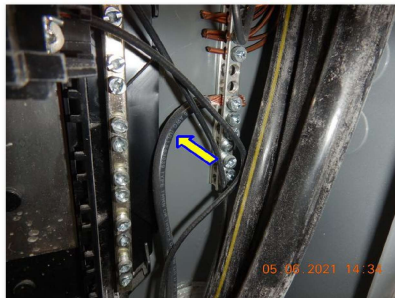
Service Equipment Main Breaker Installed: 200 Amps

Service Equipment Disconnecting Means Deficiencies:

CIRCUIT BREAKERS:



☑ Note: The breaker for the dryer outlet was turned off at the time of the inspection.



☑ The black insulated conductor used for grounding and or bonding should be marked green.

Service-Entrance Equipment Grounding and Bonding:

Grounding and Bonding Deficiencies:



☑ The grounding electrodes should be driven to below top surface of the soil.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- The grounding electrode conductor connected to the grounding electrode is not protected from physical damage.
- Two means of grounding are required for the service equipment for residential structures. A second means of grounding should be installed. The presence of a proper grounding electrode system should be verified by a licensed electrician or a proper grounding electrode system should be installed for safety.

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

Comments:

*Type of Wiring: Copper Wiring*

*Note: It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.*

*Note: As part of my normal inspection and as a requirement of the TREC Standards of Practice I check appliances (kitchen related, HVAC related, plumbing related, etc.) for a bonding connection. If bonding is not observed it will be so-noted under "Deficiency" in this Electrical - Branch Circuit section of the report.*

**Branch Circuit Deficiencies:**

**GFCI:**

- The kitchen refrigerator receptacle is on GFCI protected circuit. The kitchen refrigerator is not required to be tied to a GFCI protected circuit. The refrigerator may cause nuisance trips to occur.

**RECEPTACLES:**

- Receptacles have an open neutral at the following locations:
- Loose receptacles at the following locations: Front patio.

**LIGHTS:**



- Light fixture globes missing at the following locations: Attic.

**Smoke and Fire Alarms Deficiencies:**

**Doorbell Deficiencies:**

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

A. **Heating Equipment**

Comments:

*Type of System: Central*

*Energy Source: Natural Gas*

*Note: The visual inspection of the heating equipment does not include internal parts that require*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

**Heating Equipment Deficiencies:**

**PERFORMANCE:**

The furnace system(s) are not tested for proper operation when the outside air temperature is 70 degrees or more. Hotter temps make it difficult to determine proper function and can potentially damage components of the system

Servicing the furnace and inspecting the heat exchanger when the air conditioning system is evaluated is recommended.

**B. Cooling Equipment**

Comments:

Type of System: Central

Note: The visual inspection of the cooling equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

Note: Air conditioning systems are designed for a maximum exterior design temperature of 95°F. When exterior temperatures exceed 95°F, the air conditioning system is operating past its design limit and interior temperatures will rise, and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20°F differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.

**Temperature Differential:**

Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 16° to 20°.F

Downstairs Unit							
Supply Temp		54.6	Return Temp		71	Difference	16.4
Upstairs Unit							
Supply Temp		54.4	Return Temp		72	Difference	17.6

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Cooling Equipment Deficiencies:**

**AUXILIARY DRAIN PAN:**



Insulation/debris observed at the A/C auxiliary condensate drain pan.

**DRAIN LINES:**

Condensate line termination point(s) was not determined in the attic. It's recommended the condensate line (s) be inspected, treated (chlorine tabs put in drain lines) to avoid possible backups in the wall and ceiling.

HVAC systems should be inspected and serviced by a licensed technician per manufactures recommendations or on a bi-annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional.

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

**Comments:**

*Type of Ducting: Flexible Duct*

*Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require disassembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.*

**Duct System, Chases, and Vents Deficiencies:**

**DUCTWORK:**



Separate ductwork where touching at attic to prevent thermal bridging. Thermal bridging causes condensation to form between the duct lines and can drip into the attic.

**LEAKS and AIR FLOW:**

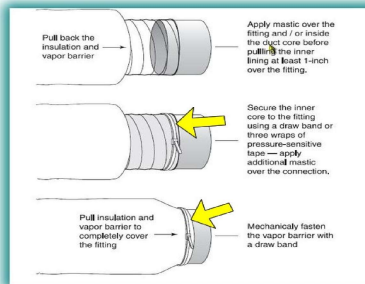
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Mastic has been applied to the outside of the ductwork. Normally, the inner ductwork liner should be sandwiched between two layers of mastic.

#### IV. PLUMBING SYSTEM

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

*Comments:*

*Location of water meter: Front Exterior*

*Location of main water supply valve: Right Garage Wall*

*Static water pressure reading: 65 PSI*

*Type of Water Piping System: PEX*

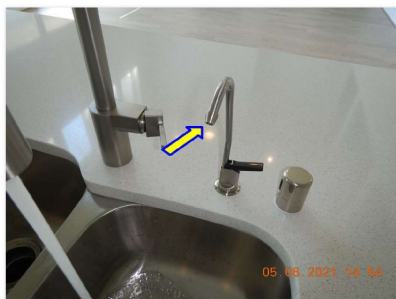
*Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.*

*Plumbing Supply, Distribution Systems and Fixtures Deficiencies:*

**SINKS:**



Caulk missing or deteriorated around the sink counter area at the following locations: Master bathroom.



I=Inspected

NI=Not Inspected

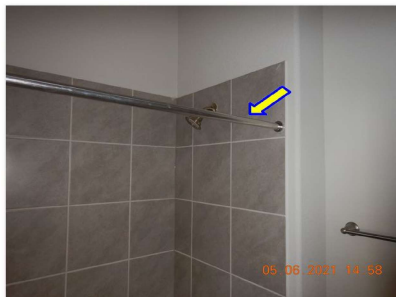
NP=Not Present

D=Deficient

I NI NP D

The drinking faucet was not working at the time of inspection.

SHOWER:



Note: Shower heads could not be tested at several locations due to a lack of shower curtains.

**Gas Supply, Distribution Systems and Fixtures Deficiencies:**

*Gas Meter Location: Right Exterior*

*Bonding Clamp Location: Right Exterior Hose Bib*

*No indications of defects observed at the time of inspection.*

B. **Drains, Wastes, and Vents**

*Comments:*

*Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.*

*Note: Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations:*

**Drains, Wastes and Vents Deficiencies:**

*No indications of defects observed at the time of inspection.*

C. **Water Heating Equipment**

*Comments:*

*Energy Source: Natural Gas*

*Capacity: Tankless*

**Water Heater Equipment Deficiencies:**

WATER LINES:



Hot and cold water lines should be insulated within 5' of the unit.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. **Hydro-Massage Therapy Equipment**

Comments:

E. **Other**

Comments:

**V. APPLIANCES**

A. **Dishwashers**

Comments:

*Note: The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.*

**Dishwasher Deficiencies:**

No indications of defects observed at the time of inspection.

B. **Food Waste Disposers**

Comments:

**Food Waste Disposal Deficiencies:**

No indications of defects observed at the time of inspection.

C. **Range Hood and Exhaust Systems**

Comments:

*Note: The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

**Range Exhaust Vent Deficiencies:**

No indications of defects observed at the time of inspection.

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

Comments:

*Note: The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.*

**Ranges, Cooktops, and Ovens Deficiencies:**

**COOKTOP:**





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Gas shut-off valve for the cooktop is missing or not installed at an easily accessible location.

OVEN:

Oven temperature registered 341 degrees when set at 350 degrees.

E. **Microwave Ovens**

Comments:

*Note: Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

*Microwave Oven Deficiencies:*

*No indications of defects observed at the time of inspection.*

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

Comments:

*Note: The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

*Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:*

*No indications of defects observed at the time of inspection.*

G. **Garage Door Operators**

Comments:

*Note: The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

*Garage Door Operator(s) Deficiencies:*

*No indications of defects observed at the time of inspection.*

H. **Dryer Exhaust Systems**

Comments:

*Note: The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

*Dryer Vents Deficiencies:*

*No indications of defects observed at the time of inspection.*

I. **Other**

Comments: