Property Inspection Report #20220205-01

Prepared for Esau Aleman

for property: 7603 Candlegreen Ln
Houston, TX 77071

My Inspection TX - TREC LIC. # 23551

832-378-7622

22511 Holly Lake Dr
Katy, TX 77450

PROPERTY INSPECTION REPORT FORM

Esau Aleman	02/05/2022
Name of Client	*Date of Inspection*
7603 Candlegreen Ln, Houston, TX 77071	
Address of Inspected Property	
Enzo Ricci	23551
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

The digital pictures in this report are a sample of the damages or deficiencies in one or more areas and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

Highest Priority Items are printed in bold print and/or are in boxes

Items that are in regular font and/or underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

RECOMMENDATIONS

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed.

If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

Building Orientation (For Purpose Of This Report Front Faces): North-West
Weather Conditions during Inspection: Sunny
Outside temperature during inspection: 60 or Below Degrees
Parties that were present during the inspection: Buyer
Inspection Time In: 9:00 am Time Out: 1:00 pm
Property was: Vacant at the time of Inspection:

Description: 2 story, Wood Frame; single family residence; brick/wood exterior; composition roof; attached garage

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

■ ☐ ☐ ☐ **A. Foundations**

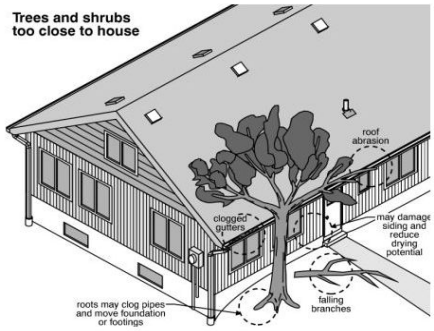
Type of Foundation(s): Slab on Ground

Comments:

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.

Performance Opinion:

The foundation appears that it has been repaired. If the foundation has been repaired it is recommended to ask for the documentation supporting the repairs, warranty, and elevation data. The inspector also recommends contacting the company that performed the repair work and request an evaluation of the current condition compared with the previous data after the repairs. Keep in mind that the warranty most likely cover only the sections of the foundation repaired and not the entire structure. Get all the details of the warranty.



Large tree(s) near house foundation. Client should consider removal of tree(s) or the installation of root barrier to reduce possibility of damage to house foundation from tree roots and moisture removal.

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.

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■ ☐ ☐ ■ **B. Grading and Drainage**

Comments:

RAIN GUTTERS AND DOWNSPOUT

Gutters on the entire house are in need of repair. Loose gutters should be properly secured and checked for proper slope to drain. Any damaged or deteriorated sections of gutters and down spouts should be replaced on as needed bases. Defective gutters may create leakage into the roof eve causing structural damage into the home.

Full of debris and/or holds standing water. and should be removed to encourage proper drainage.

Observed one or more downspout extension damaged. recommend repair

Downspouts need splash blocks at bottoms to prevent soil erosion.

GRADING AND DRAINAGE

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.

The grade around the house should not have any low-lying areas but should be sloped so that water will not collect and puddle here and there.

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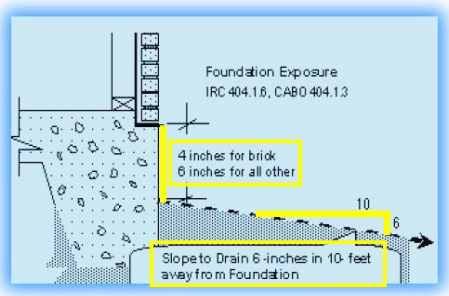
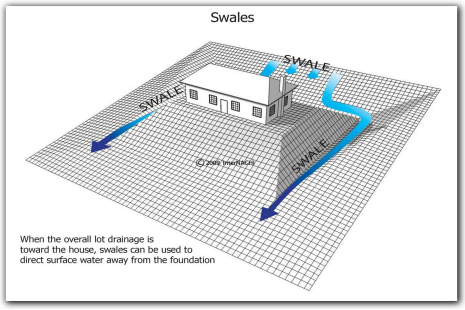
■ The drainage and grading around this home is inadequate. In order for the drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation by at least 6 inches in the first 10 feet and/or adding additional gutters/downspouts to the house is another option 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.





Continue:
<<<<<<<Illustration of the code

The means should be provided to catch and channel the water away from the house and foundation. Improvements should be undertaken by professional landscaper and/or gutter company.

■ ☐ ☐ ■ **C. Roof Covering Materials**

Types of Roof Covering: *Asphalt Shingles*
Viewed From: *The lower part of the house's roof was walked.*
Comments:

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.

Roof Condition:

Roof coverings exhibited general damage and repairs that could affect performance. Recommend a qualified roofer evaluate and repair.

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Maintenance Notes: It is recommended that flashing and roof penetrations be reviewed at least annually for damage. Leaks are most commonly found around flashing and roof penetrations, rather than through the shingles, unless the shingles are damaged, or at the end of their life span. Seals around plumbing vents, can deteriorate, metal flashing can lift up, and sealant can dry and crack allowing moisture to enter the attic. Yearly inspections of the flashing and roof penetrations should be performed to detect problems before deterioration and water causes major damage.

Roof penetrations

All roof penetrations should be examined, painted, and sealed as necessary.

Satellite dishes are not recommended to be mounted on the roof covering. The mounting process may for water intrusion

Limitations of Roof inspection

Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, and weather conditions at the time of inspection dictate the method of inspection. Detection of defects should not be expected beyond the degree that these conditions allow, or beyond the limitations

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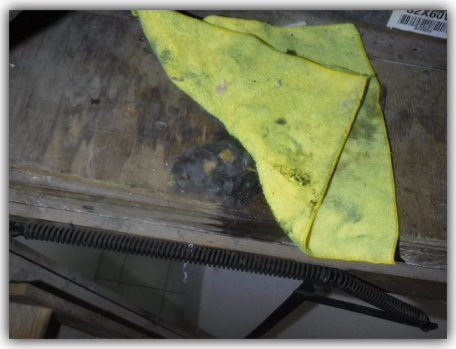
imposed by the method of inspection stated above. Even under the best conditions there is no guarantee against leakage

■ ☐ ☐ ■ **D. Roof Structures and Attics**

Viewed From: *Entered Attic Area -on the walkway adjacent to the equipment*
Approximate Average Depth of Insulation: *4-6 inches*
Approximate Average Thickness of Vertical Insulation: not observable / most likely 4 inches
Insulation Type: Fiberglass Batt / Loose-Fill Insulation
Comments:

Notice: The roof structure and attic space are observed for general condition and function at the time of the inspection. Framing members are not inspected to engineering or code standards. The inspector will report deficiencies in framing members and decking, attic access ladders and openings and attic ventilators as viewed and visible from safely accessible attic spaces. The inspector observes for the presence and approximate depth of insulation. The inspector will report attic space ventilation that is not performing however attic space ventilation calculations are beyond the scope of this inspection process.

ROOF STRUCTURE AND FRAMING:



■ Gaps should be sealed from rodents, also may allow wind driven rain entry. Recommend sealing all gaps to keep the house from rodent and water intrusion.

Evidence of previous (possibly current) rodent activity in attic.

There were areas that appear to be open between the attic floor and ceiling below. The chase should be covered with a fireproof material, then insulated.

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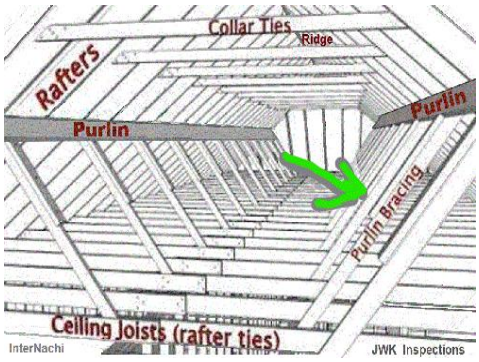


Missing or removed purlin braces

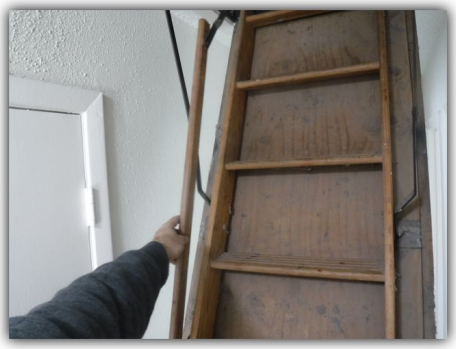
ATTIC INSULATION:

Some of the insulation has been disturbed. It is recommended that the insulation be redistributed, and improved as necessary to ensure consistent comfort levels throughout the home.

ATTIC VENTILATION AND SCREENING:

No significant deficiencies were present within this section at the time of the inspection.

ATTIC ACCESS, LADDERS AND SERVICE WALKS:



Tighten loose / replace missing nuts and bolts on stairway sections.

Most repairs and/or improvements in this section could be made by a skilled handyman and insulating company.

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

Comments:

Note: Concealed wall flashing details (i.e. at doors, windows and brick ledges) are beyond the scope of this

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inspection.

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.

EXTERIOR

A stair-step crack is a diagonal, right-angle crack that travels through the mortar surrounding the brick since mortar is not as strong as brick. The resulting crack looks like a staircase going up and down. A stair-step crack will usually point to the area of the foundation that is sinking or settling.

Gaps should be sealed from rodents, also may allow wind driven rain entry. Recommend sealing all gaps to keep the house from rodent and water intrusion.

Water damaged was noted in wood siding at one or more location and it is recommended that the damaged wood be repair and/or replaced.

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The window and/or door and/or other wall penetrations installed through the wood fiber products siding were not properly flashed.

INTERIOR

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Cosmetic cracks and/or repaired cracks observed in Sheetrock

LIMITATIONS OF WALLS INTERIOR INSPECTION

■ Interior wall structure was not accessible during this structural and mechanical inspection. Any latent conditions inside the walls cannot be detected or evaluated without the removal of wall covering, which is beyond the scope of this inspection.

Most repairs and/or improvements in this section could be made by a skilled handyman.

■	□	□	■	**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.

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Ceilings

No significant deficiencies were present within this section at the time of the inspection.

Floors

Tripping hazard, there is no contrasting color at raised section of flooring;

The flooring squeaks when walked in one or more areas.

- Upstairs

Cracks in a concrete garage floor. Most cracks in garage floors are common and not an indication of serious structural issues, however there are a few that indicate that maintenance is needed or that there may be a structural concern.

Deficiencies presented within this section could be performed by a skilled handyman.

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

Comments:

Interior Doors

Missing or non-functioning door stop behind one or more doors to prevent damage to Sheetrock

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■ The door(s) were sticking and/or out of square at the time of the inspection.

- Upstairs


The door(s) were not latching properly at the time of the inspection.

Exterior Doors


The door(s) were rubbing, sticking or hitting their frames at the time of the inspection.

- Front door


Observed door lock damaged

- Sliding glass door

Deficiencies presented within this section could be performed by a skilled handyman.

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■ ☐ ☐ ■ **H. Windows**

Comments:

Exterior

One or more windows had cracked / broken glass pane(s)

Screens were missing and/or damaged in the windows at the time of the inspection.

Thermal pane window on sliding door seals have failed, and moisture has penetrated.

Most repairs and/or improvements in this section could be made by a skilled handyman or contractor.

Interior

Safety glass cannot be verified. If this is a concern, a professional glass contractor should be consulted to further evaluate these conditions.

Tracks/frames of windows need cleaning / lubrication, to ensure proper/full closing of windows and ease of operation.

Most repairs and/or improvements in this section could be made by a qualified window contractor.

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■ ☐ ☐ ■ **I. Stairways (Interior and Exterior)**

Comments:

■ Space between railings does not comply with current industry standard, Requires spacing between intermediate rails do not allow passage of an object four inches in diameter.

■ The hand railing is not at the proper height, which is 34-38 inches high. The hand railing was measured at 33.inches at the time of the inspection.

Distance between tread openings shall not exceed 4 inches

Deficiencies presented within this section are recommended to be further evaluated by a qualified contractor to access damages and/or costs related to repair and/or replacement.

■ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Type of Fireplace:Factory

Comments:

Note:The fireplace was not inspected for drafting as that is not part of a TREC inspection.

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The normal use of a fireplace can result in excessive build up of creosote or a tar like substance. Chimney flue should be cleaned and/or serviced on a regular basis or as specified by the manufacture.

Mortar cap needs repair at top of chimney, if visible

The fireplace should be cleaned and serviced by a professional that is certified by the Chimney Safety Institute of America. For more information go to www.csia.org.

■ □ □ ■ **K. Porches, Balconies, Decks, and Carports**

Comments:

Observed damaged door latch in fence

The walkway is cracked and appears to have some movement in the elevation of the concrete. The elevation differences can be a trip hazard as well as contribute to the deterioration of the driveway. I recommend having a qualified contractor evaluate and repair as needed.

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☐ ■ ☐ ☐ **L. Other**

Comments:

■ Owner's Disclosure Information: Client is advised to carefully review all disclosure information/reports regarding defects or other conditions which affect the subject property; any issues raised in the disclosure information that are in question should be reported and discussed with this inspector.

■ Consumer Information: The Consumer Product Safety Commission* (www.cpsc.gov/) maintains a significant library of information regarding building product defects, warnings and recalls, which is constantly updated with valuable consumer information. It is recommended that Client visit and review the website to determine if any of the components in the subject home are subject to warnings or recalls; any issues that are in question should be reported and discussed with this inspector.

*Note: Product recall telephone number: (800)638-2772.

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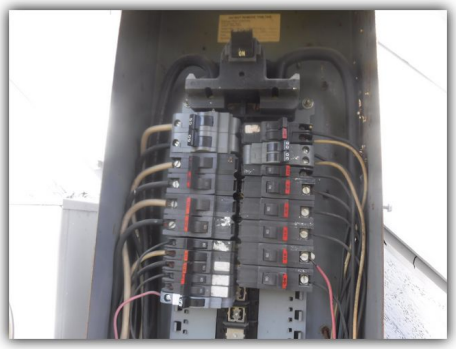
II. ELECTRICAL SYSTEMS

■ ☐ ☐ ■ **A. Service Entrance and Panels**

Main Disconnect Panel 200 Amps of Service
Main Distribution Panel Type: Breakers w/ Main Switch

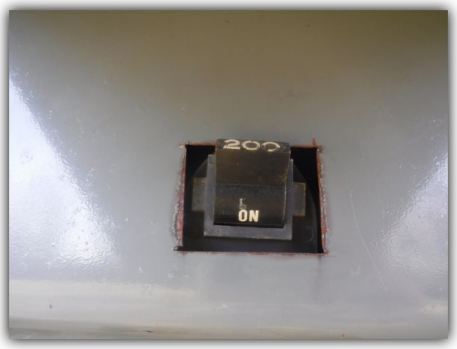
Comments:



There is a Main service entrance panel(s) located in the Back yard. They were visually inspected with the dead-front covers removed.

Panel loose in wall

Brand of electrical service panel is Federal Pacific. This make of panel is known for difficult to find and more costly to replace breakers. In addition this panel is associated with a higher incidence of failures / safety problems. If additional information is needed, recommend a qualified electrician be consulted. Replacement of panel recommended as an upgrade / safety improvement. For safety reason, the panel was not fully evaluated and recommend full evaluation by a licensed electrical contractor.



Notice: The visible and readily accessible portions of the service entrance and panel box were inspected. The adequacy of wiring / service capacity / circuits etc is specifically excluded. A larger portion of the electrical system is hidden behind walls and ceilings, and, obviously, not all the conditions relating to these unseen areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in the system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that are hazardous, can be identified. All electrical deficiencies should be considered hazard conditions and a qualified master electrician should be contacted to evaluate the entire electrical system and correct as deemed necessary all deficiencies and or concerns prior to purchase of this property.

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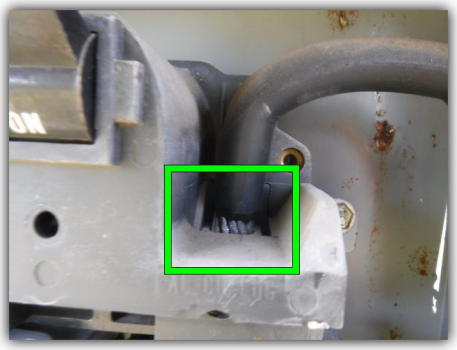
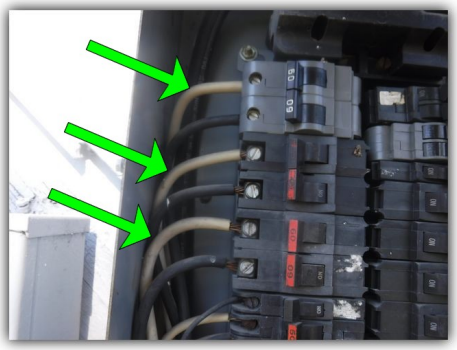
All fuse or breaker panels are required to have an complete, legible, and accurate listing of what the circuits are connected to. This is properly called a legend.

Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury..

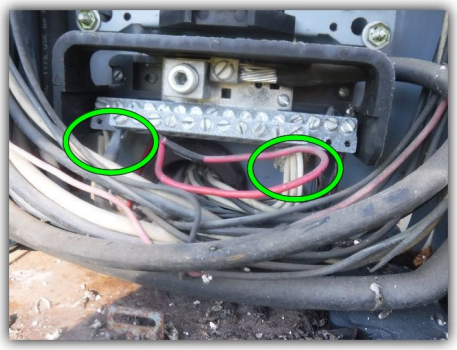


The anti oxidizing mastic should be used on the service wires located in the electrical box. The aluminum conductors should be cleaned and treated with an anti oxidizing compound.



All wires should be properly color-coded. Some examples:

- Black, red, white with black or red tape will always indicate a hot wire. While white wiring is permitted- only when clearly marked with black or white tape-using any other color for a wire carrying current is strongly discouraged.
- Black wires used as neutrals and /or grounds should be appropriately marked



There is double lugging of the neutral wiring in the service panel. Each neutral service wire is required to be under one screw per wire.

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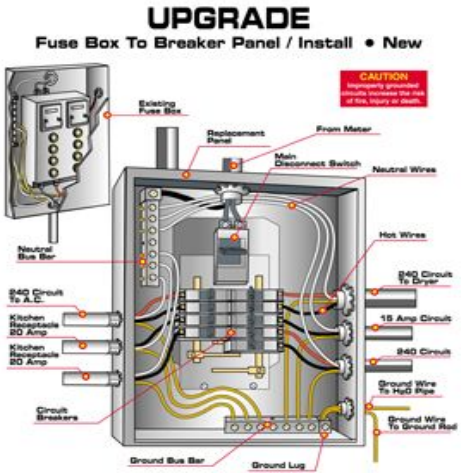
Clean debris from the bottom of the panel box.

Ground

The main electrical service grounding electrode was not visible at the time of the inspection. A grounding electrode conductor was visible exiting the main panel and entering soil, but the inspector was unable to confirm its proper termination or proper grounding of the electrical service. Although this is a common condition, you may wish to have proper grounding conditions confirmed by a qualified electrical contractor for safety reasons.



The TREC Standards of Practice require comments on bonding; however bonding cannot be fully evaluated within the scope and limitations of a visual inspection process. If you have questions or concerns regarding bonding it is recommended to contact a licensed and qualified electrician. Equipment bonding could not be verified at all key points (Examples: interior water piping and/or water heaters and/or around water meters-gas lines and/or electrical enclosure and/or electrical raceways and/or electric outlets or junction boxes and/or CSST gas piping (manufacturer's compliance)). Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a master electrician or proper bonding of the equipment should be installed for safety

LIMITATIONS OF ELECTRICAL SYSTEMS INSPECTION

■ Equipment bonding could not be verified at all key points.

■ The inspection does not include remote control devices, low voltage wiring, systems, and components, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.

Deficiencies presented within this section could be performed by a licensed electrician

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

I	NI	NP	D	
■	☐	☐	■	**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper - 3 wire grounded system

Comments:

Outlet and Switches

Note: Inspection of branch circuit components is limited to accessible outlets, switches and other visible components. Outlets in the home made inaccessible by furniture or other items will not be inspected. Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested. Yard lights, low voltage lighting, lighting operated by photo cells, motion sensors, or timers will not be inspected.

One or more cover plates were either missing or damaged;

Outlet(s) not secured to wall

Observed improper wiring / Electrical wiring not in protective conduit;

- Garage

No power to outlet(s);

- Breakfast

GFCI

Information and recommendations: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke

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

I NI NP D

detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. We recommend the UV-protection, arc fault breakers, and GFCI breakers be further evaluated by a license electrician. The pros and cons of the electrical upgrades should be discussed with the electrician so that the client can make a comfortable decision on the necessary electrical upgrades.

Note: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but it can fail at anytime. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

■ No individual GFCI wall protection and/or missing at one or more location.This is considered a recognized safety hazard and is in need of repair. One or more outlets in the following locations were not protected:

Kitchen wall plugs	☐ Yes ■ Not Protected
Kitchen Island	☐ Yes ■ Not Protected
Bathrooms	☐ Yes ■ Not Protected
Laundry Room/Sink	☐ Yes ■ Not Protected
Garage	☐ Yes ■ Not Protected
Exterior	☐ Yes ■ Not Protected

Although GFCI plugs may not have been required at the time the home was built, I recommend upgrading the system to include GFCI protection for safety reasons. After GFCI plugs are installed retesting the system is also recommended.

Tamper Resistant Outlet

Building standards current at the time of the inspection require the standard outlet to be replaced with a UV-Protected, Shutter mechanized Tamper Resistant outlet. This outlet was designed to provide safer protection against foreign object insertion and to be more durable than the standard outlet.

Arc Fault Circuit Interrupter

Current standards now require all rooms to be protected by an arc fault breakers. AFCI's are newly developed electrical devices designed to protect against fires caused by arcing faults in the home's wiring. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCI's are required in new construction under current building standards which have been adopted in Texas.

Ceiling fans and light fixtures

Light fixture(s) inoperable. Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints.

Exterior

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I	NI	NP	D

Missing light fixture / exposed wires were noted.

Electrical wiring not in protective conduit;

Exterior receptacles are currently required to have a "weatherproof while in use" cover, also known as a plastic "bubble cover" type.

No power to exterior outlet(s);

Smoke and Fire Alarms

Note: Smoke detectors are tested using the manufacturer supplied test button only. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

The smoke alarm test buttons were activated, where accessible, causing each device to provide an audible warning sound. However, the smoke/fire alarms were not inspected as to their installation, performance and operational characteristics.

Low battery chirp/sound emitted from one or more smoke detectors.

Note: The installation of Type ABC fire extinguisher(s) at the kitchen, laundry,and garage is advised.

It is recommended that a licensed electrician further evaluate the electrical system and cost associated with updating the electrical system to current electrical and safety standards.

☐	■	■	☐	**C. Other**

Comments:

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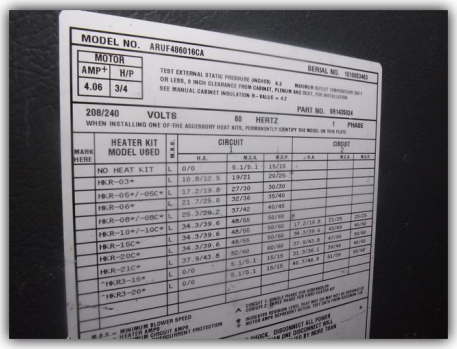
I	NI	NP	D

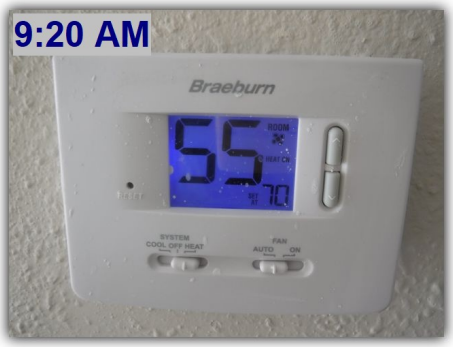
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

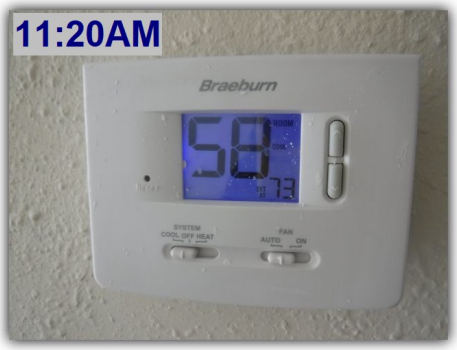
■ ☐ ☐ ■ **A. Heating Equipment**

Type of Systems: Central
Energy Sources: Electric
Comments:



The photo shows the furnace make, model and serial numbers marked on the furnace label or data plate.
MFG Date: 2010





The furnace was not working properly at the time of the inspection. In need of repair.

LIMITATIONS OF HEATING INSPECTION

■ The adequacy of heat supply or distribution balance was not inspected.

Consultation with a HVAC technician for further evaluation of the heating system, before closing is recommended.

■ ☐ ☐ ■ **B. Cooling Equipment**

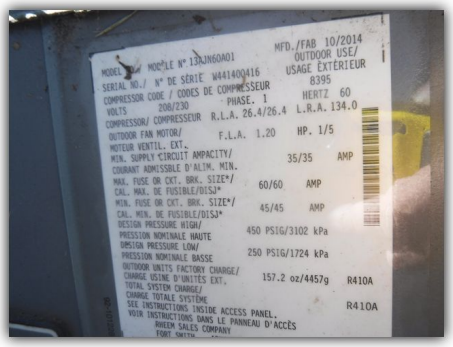
Type of Systems: Central
Comments:

■ Service disconnect for the air conditioner is missing. Recommend installing electrical disconnect within sight of unit.

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

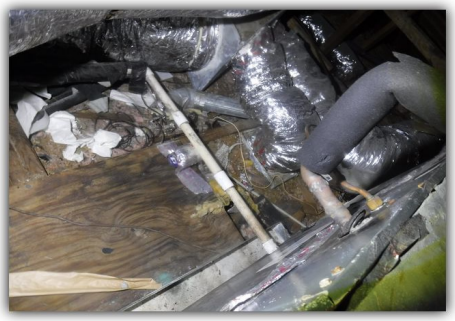
I	NI	NP	D

■ The operation of the cooling system was not checked due to the outside ambient temperature being below 65 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.



Information from the air-conditioner data plate is shown in the photo.
MFG Date: 2014

The return filters are missing or dirty. Missing or dirty clogged filters make the unit work harder and cuts down on the efficiency and life of the unit.



Air-conditioning refrigerant and drain lines should be checked, insulated, and cleared as necessary

LIMITATIONS OF COOLING SYSTEM INSPECTION

■ The cooling supply adequacy or distribution balance are not inspected.

Note: During a visual inspection of the attic, hidden problems may exist that are not discovered due to limitations such as: poor access, obstruction, stored items, HVAC equipment, duct work, etc.

Consulting with an HVAC technician for evaluation of the air conditioning system is recommended.

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

Type of Ductwork: Flex Ducting

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I	NI	NP	D

Comments:

Client's Note: This company does not inspect the interior of the HVAC Duct System. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, My Inspection TX recommends contacting a qualified professional of your choice for further information / investigation.

No significant deficiencies were present within this section at the time of the inspection.

☐	■	■	☐	**D. Other**

Comments:

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 yard*
Location of main water supply valve: *Not found*
Static water pressure reading: 65 to 70 psi
Type of Supply Piping Material: CPVC
Water Source: Public Sewer Type: Public

Comments:

Note: The water pressure should be between 40 and 80 psi. Note: An expansion tank and water pressure reducing valve are needed at the hot water heater when the water pressure is above 80 psi.

Note: This inspection is of exposed and visible plumbing only. Water potability, improper use of materials, or operation of main or branched shut-off valves is not covered in this inspection. Any plumbing component underground, under the foundation, in the foundation, enclosed in the walls, not completely visible to the inspector or inaccessible for any reason should not be considered inspected. All plumbing components are inspected within the limitations of a visual inspection and infrared scan (if included). Extensive leak detection, or removal of floor coverings is not performed. The inspector cannot comment to the effectiveness or longevity of previous repairs.

Sink

The sinks functioned properly with no defects found at the time of inspection.

Bathtubs and Showers

24 hour shower Note: pan test has been specifically excluded.

The bathtub(s) and shower(s) functioned properly with no defects found at the time of inspection.

☐ The tub enclosure needs to be sealed. Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall.

CAULK AND GROUT: Periodic re-caulking and re-sealing of the grout in and around ceramic wall tile in the tub and shower areas are ongoing maintenance tasks which should not be neglected. Areas which should be examined periodically are the vertical corners, the floor to wall joints, the tub lip, the areas around the tub spout and faucet trim, and any other areas mentioned above. Siliconized acrylic latex caulk is the product of choice, as it has a long life span, and is easily cleaned.

Commodes

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

I	NI	NP	D

Observed deficient flushing mechanisms. Replacing the commode's flushing mechanisms and water supply hoses as a preventative measure before occupying the house is recommended.

- Guest bathroom

The floor mounting is loose. The commode(s) needs to be sealed/caulked.

- Upstairs hallway

Washing Machine Connections

The faucet is leaking

Exterior Plumbing

Note: The visible portions of the water pipes in the attic are not insulated. Recommend insulating exterior water line(s) to prevent freeze damage.

One or more exterior hose bibs do not have back-flow prevention.

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

I	NI	NP	D

Deficiencies in this section should be addressed by a qualified plumbing contractor before closing.

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

Type of Drain Piping Material: PVC

Comments

Note: The only parts of the sewage waste system visible are the drains under the sinks. Under visual inspections there is no special testing to determine if leaks or blockage exist in the plumbing system below this house's foundation. We attempt to evaluate visible drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a hydrostatic test and video-scan of the main line would confirm its actual condition.

Sink

No significant deficiencies observed at the time of inspection.

Bathtubs and Showers

24 hour shower Note: pan test has been specifically excluded.

The tub drain trap(s) and supply system(s) were not clearly accessible, and were not inspected. An opening is required to be made behind the tub to allow access to the drain pipes and supply system for inspection and service. Without the opening, there is no possibility of determining the condition or the integrity of the tub plumbing. The tub drain systems and the parts, components and systems in the tub enclosure could not be inspected and are specifically excluded from the inspection, and from this report.

No significant deficiencies observed at the time of inspection.

Commodes

Toilets were tested / flushed. We teste the drain, waste and vent system by flushing every drain that has an active fixture while observing its draw, and watching for blockages or slow drains, but this is not a conclusive test.

Plumbing vents

There were no visible deficiencies present at the time of the inspection.

Note: Drains that are not visible such as those within walls or underground, as well as drains that do not have a readily available source of water such as those installed in floors, behind clothes washers, etc. are beyond the scope of this inspection.

■ We test the drain, waste and vent system by flushing every drain that has an active fixture while observing its draw, and watching for blockages or slow drains, but this is not a conclusive test. Only after living in the home, would its actual condition and functionality become apparent. Blockages are almost certain to happen at some point in the life of any system, and will usually occur in the traps beneath the sinks, tubs, and showers. Minor blockages are usually easy to clear either by chemical means, or by removing and cleaning the traps. However, if it is the main drain line that becomes blocked or damaged, repairs can become expensive.

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

I	NI	NP	D

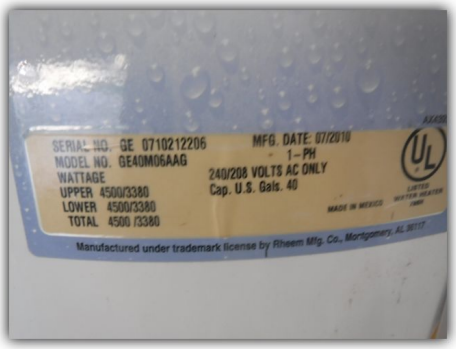
We recommend that if you have some concerns about them you should have a hydrostatic pressure test or fiber optic camera test performed on the sewer lines.

■ ☐ ☐ ■ **C. Water Heating Equipment**

Energy Sources: Electric
Capacity: 40 Gal Tank
Comments:

Note:The average life for a water heater is between 10 & 12 years under normal conditions.

The water heater was working at the time of inspection.



The photo shows the water heater make, model and serial numbers marked on the unit label or data plate.
MFG Date: 2010

Older unit, limited service life remaining.

- Service disconnect is missing. Recommend installing electrical disconnect within sight of unit.
- Observed loose / exposed / improper wiring on the unit.
- A water heater drain pan should be installed under the water heater tank in locations in a dwelling where a leak from the tank could cause damage to the structure or property

Note: Manufacturers recommend flushing and draining a water heater annually to remove sediment that accumulates on the tank bottom. This procedure involves connecting a hose to the drain valve at the bottom of the tank, and allowing the water to flow until it appears to be clear. Problems that may arise from sediment accumulation include reduced heat exchanger life on gas-fired models, and premature lower element failure on electric models.

■ A water heater is equipped with a pressure/temperature relief valve. Due to the likelihood this valve would not reset if discharged, it was not tested. This is an important safety device that is required by most codes. It is best to have a plumber replace the temperature/pressure relief valve every 2 to 3 years to prevent it from getting clogged with mineral deposits.

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

I	NI	NP	D	

NOTE: All hot water temperatures should be checked by the buyer to determine safe and comfortable temperature ranges, and to avoid the possibility of injuries resulting from scalding water conditions at all hot water faucet locations.

It is recommended that a qualified plumbing contractor be used to further assess damages and related repair costs.

☐ ■ ■ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ■ ■ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: *Not Present*
Type of gas distribution piping material:
Comments:

■ ☐ ☐ ☐ **F. Other**

Comments:

■ The visible portions of the water pipes in the attic are not insulated. Insulation is recommended to prevent condensation

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

I	NI	NP	D

V. APPLIANCES

■ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Note:This is a high maintenance item. After periods of inactivity, the unit should be checked for seal leaks. The dishwasher drain water backup out of the sink level air vent may be caused by faulty installation/drainage problems or other factors.

■ The drain line was not raised as high as possible, and secured under the cabinet in order to help prevent possible back-siphoning at the time of the inspection.

■ ☐ ☐ ■ **B. Food Waste Disposers**

Comments:

NOTE: The assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. Some rusted grinding components is normal. If there is evidence of past or ongoing leakage the unit should be fully evaluated by qualified professional for needed repairs

Garbage disposal did not start when operated with the wall switch.

Defects in this section should be addressed by a qualified appliance service technician or electrician.

■ ☐ ☐ ■ **C. Range Hood and Exhaust Systems**

Comments:

The average Design Life of most Range Hoods is from 10 - 15 +- years.

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

I	NI	NP	D

Range hood exhausts is blocked and not to the exterior.

Current codes require all gas and electric stove/ranges to terminate directly to the exterior.

Defects in this section should be addressed by a qualified appliance service technician or electrician.

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

Comments:

Range Type: ■ Electric ☐ Gas

Missing anti-tip device. There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard.

Oven Unit #1: ■ Electric ☐ Gas Tested at 350°F, Variance noted: 10°F (max 25°F)

Note: Cooking adequacies, self-cleaning cycles, and other accessories are not evaluated. Clearances to combustible materials vary per manufactures specification. This should be verified by checking with the manufactures installation specifications that can be generally obtained from manufactures web site.

Defects in this section should be addressed by a qualified appliance service technician.

☐ ■ ■ ☐ **E. Microwave Ovens**

Comments:

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

Comments:

Note: Vent Termination could not be observed due to the structure and/or ceiling insulation. Note that current building practice requires that exhaust vents terminate to the exterior of the house.

Excessive noise and/or vibration - upstairs bathroom

■ ☐ ☐ ■ **G. Garage Door Operators**

Comments:

Note: Determining the heat resistance rating of firewalls, if applicable, is beyond the scope of this inspection.

Note: Most Manufactures require monthly testing of door and safety"contact reversing test". For instructions on conducting contact reversing test, please review the information at CPCS.gov and The Industry Coalition for Automatic Garage Door Opener Safety"Automatic Garage Door Opener and Garage Door Safety& Maintenance Guide".

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

I	NI	NP	D

The garage door opener was not working properly at the time of the inspection.

Rust was noted on the door

It is recommended that the unit(s) be serviced and fully evaluated for operation and safety mechanism operation, by a qualified professional.

■ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Note: The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty / clogged ducts and vent hoods w/lint buildup can become fire hazards and reduce the efficiency of your clothes dryer.

No significant deficiencies were present within this section at the time of the inspection.

☐ ■ ■ ☐ **I. Other**

Comments:

REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and IS NOT a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

FOUNDATIONS

The foundation appears that it has been repaired. If the foundation has been repaired it is recommended to ask for the documentation supporting the repairs, warranty, and elevation data. The inspector also recommends contacting the company that performed the repair work and request an evaluation of the current condition compared with the previous data after the repairs. Keep in mind that the warranty most likely cover only the sections of the foundation repaired and not the entire structure. Get all the details of the warranty.

ROOF COVERING MATERIALS

Roof coverings exhibited general damage and repairs that could affect performance. Recommend a qualified roofer evaluate and repair.

SERVICE ENTRANCE AND PANELS

Brand of electrical service panel is Federal Pacific. This make of panel is known for difficult to find and more costly to replace breakers. In addition this panel is associated with a higher incidence of failures / safety problems. If additional information is needed, recommend a qualified electrician be consulted. Replacement of panel recommended as an upgrade / safety improvement. For safety reason, the panel was not fully evaluated and recommend full evaluation by a licensed electrical contractor.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

■ No individual GFCI wall protection and/or missing at one or more location.This is considered a recognized safety hazard and is in need of repair.

HEATING EQUIPMENT

The furnace was not working properly at the time of the inspection. In need of repair.