

HouseCheck

Property Inspection Report



33 Violet Sunset Ln, Tomball, TX 77375
Inspection prepared for: Rich Newhart
Real Estate Agent: Jane Hardcastle - Jane Hardcastle Realty

Date of Inspection: 10/28/2019 Time: 9:00 AM
Age of Home: 2019 Size: 4000
Weather: 70F Clear
Order ID: 1407

Inspector: Russell Redfield
TREC # 21614
403 Pin Oak Ln, Magnolia, TX
Phone: 713-502-5221
Email: Russell.Redfield@housecheck.com

HOUSE  **CHECK**™
Inspections. Done Right.

PROPERTY INSPECTION REPORT

Prepared For: Rich Newhart
(Name of Client)

Concerning: 33 Violet Sunset Ln, Tomball TX, 77375
(Address or Other Identification of Inspected Property)

By: Russell Redfield, TREC # 21614 10/28/2019
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

Contract forms developed by TREC for use by its real estate 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab on grade foundation

Comments:

- About Foundations:

Two common foundation types are a concrete slab or pier and beam. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Slab-on-grade foundations are designed to move with the soil and, during the life of the foundation, you can expect to find doors and windows that do not operate properly, as well as cracks to interior/exterior walls. These are common and do not necessarily indicate foundation failure or adverse performance.

- Limitation: Most components of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
- Note: No signs of settlement were observed to the foundation structure at the time of the inspection.
- Foundation elevations were measured throughout the home using a Zip Level. Point zero was set at the center of the home and measured through each side of the residence. Variances detected in a slab can indicate possible signs of settlement. Based on these readings, the foundation appears to be performing as intended at the time of the inspection.

I=Inspected

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I	NI	NP	D
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Slab on grade foundation



Zip level front center



Zip level front left



Zip level front right

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NP=Not Present

D=Deficient

I	NI	NP	D
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Zip level center left



Zip level center right



Zip level rear left



Zip level rear center

I=Inspected

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D=Deficient

I	NI	NP	D
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Zip level rear right

X			X
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B. Grading and Drainage

Comments:

- About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage growth of possible organic materials. As a general rule, the ground should slope 6" within the first 10' away from the house. Clearance to wall siding should be at least 4" for brick, stone, or fiber cement and 6" for any other siding materials. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition and should be evaluated by a qualified professional if there are concerns.

- The grade of the ground around the residence should be improved to promote the flow of water away from the property in the following locations: back side of the residence. This can be achieved by the addition or removal of top soil as well as the installation of a drainage system. The ground should slope away from the home at a rate of no less than 6 inches within the first 10 feet.

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I	NI	NP	D
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Insufficient grading at back yard



Lot should slope 6" within 10 feet. Grading in this area is flat.

X			
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingle

Viewed From:

- Ground with binoculars

Comments:

- About Roof Coverings:

The roof consists of different materials and layers that come together to keep water from penetrating the structure. These systems include the outer roof covering materials, underlayment, metal flashings, sheathing, and roof decking. The roof is inspected visually and is limited to what can be seen at all accessible locations of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects, and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy, or the potential for future problems which may arise. Any deficiencies found could be an indication of a more serious condition.

- The roof covering was inspected and no deficiencies were observed at the time of the inspection.

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I	NI	NP	D
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Front roof slope



Right side roof slope



Right side roof slope



Left side roof slope

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Left side roof slope



Rear roof slope



Rear roof slope

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
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Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Radiant Barrier Present
- Insulation depth is between 10 and 12 inches

Comments:

- About the Roof Structure:

The attic of a residence is important for several reasons. In warm, moist climates the attic is an essential element to creating an energy-efficient dwelling. Insulation in the attic must be of sufficient depth to achieve proper energy efficiency. There should also be sufficient air flow and/or humidity control in all confined areas of a home. The overall attic venting ratio should be at least 1/150th of the total habitable space, however, no measurements are taken as a part of the inspection.

Other structural components in the attic include decking of the roof. Inspectors can only visibly inspect these components in areas that are accessible and considered safe to access by the inspector. Many elements of the roof and attic remain hidden or inaccessible. There is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Limitation: The inspector could not access or view all areas of the attic due to a limited/absent walkway.
- Note: Adequate viewable insulation is present in the attic space per today's standards. (R-30)
- Attic access doors require removal of drywall screws. Doors should have hinges installed to allow homeowners or service personnel to access attic without tools.
- Sheathing begins interior wall in lower attic has been damaged. This should be repaired to insure proper R value of wall.

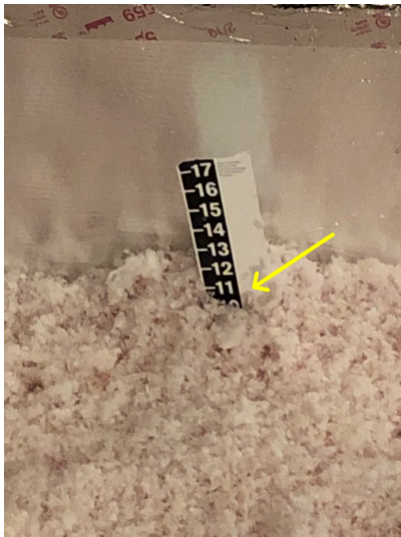
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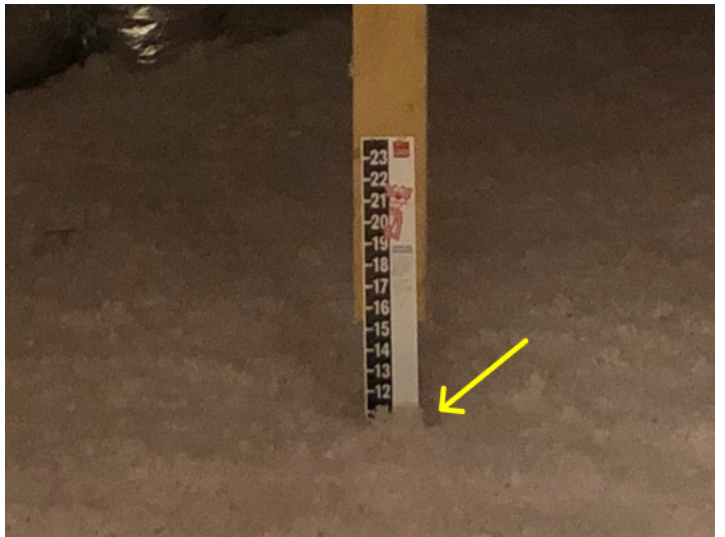
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I	NI	NP	D
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Insulation depth in lower attic



Insulation depth in upper attic



Attic access panel



Sheathing damaged / removed

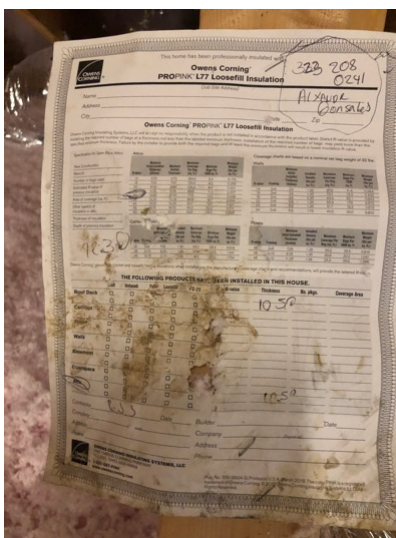
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I NI NP D



Insulation data sheet

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior wall cladding is fiber cement
- Exterior wall cladding is brick
- Exterior wall cladding is stone

Comments:

- About Interior and Exterior Walls:

Walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls are not visible and cannot be inspected.

Limitations: No additional testing is included for environmental factors such as, but not limited to: air quality, mold, insect intrusion points, excessive moisture, inadequate or defective drywall, or defective building materials. If any concerns regarding environmental factors arise, the client should consult with a certified professional in these areas. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition and should be evaluated further by a qualified professional if there are concerns.

- All exterior trim materials should be properly sealed around the perimeter of the home.
- Missing z-flashings were noted above the exposed windows and doors throughout the home.

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I	NI	NP	D
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Brick and cement fiber wall cladding



No flashing installed above windows



Trim at right rear corner not flush with wall and not properly caulked.



Thermal imaging of walls revealed no significant anomalies

I=Inspected

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Ceilings and Floors
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Ceiling and Floor Materials:

- Floor covering material is carpet
- Floor covering material is tile

Comments:

- About Ceilings and Floors:

Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. Any deficiencies noted can be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- All ceilings and floors were inspected and no deficiencies were noted at the time of the inspection.



Floor covering



Floor covering

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Thermal imaging of ceiling revealed no significant anomalies

G. Doors (Interior and Exterior)

Comments:

- About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should function as intended. Any deficiencies noted can potentially be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

- Door latch to study not operable. Latch painted in open position.



Door latch not functional

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows
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Window Types:
 Comments:
 • About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals/glazing strips and the presence of tempered glass in all proper locations. Any deficiencies found can be an indication of a more serious condition. We recommend further evaluation by a qualified window repair professional if there are concerns.



Double pane windows

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:
 • About Stairways:

Stairways are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted within this section of the inspection report. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified professional if there are concerns.

• The stairway(s) were inspected. No deficiencies were noted at the time of the inspection.

I=Inspected

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D=Deficient

I NI NP D



Stairway

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Gas-fueled

Comments:

- About Chimneys and Fireplaces:

Visible and accessible portions of the chimney and fireplace are inspected at the time of the inspection. Any defects observed are noted within this section of the inspection report. Inspection fireplace components include the visible firebox, flue, lintel, fuel source, and hearth extension. Proper clearance from combustibles can only be determined if the attic penetration is accessible.

Exterior chimney components include the chimney extension, spark arrestor, chimney cap and crown. Drafting capability of the chimney is not measured or tested. We always recommend a complete examination and cleaning (if necessary) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified chimney professional if there are concerns.

- The fireplace was inspected and no deficiencies were noted at the time of the inspection.
- The fireplace was inspected. The gas service was verified at the supply line. No deficiencies were noted at the time of the inspection.

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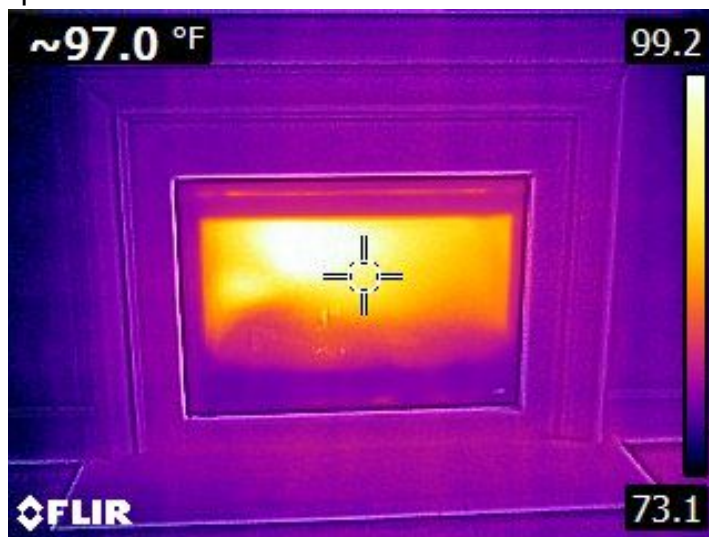
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Gas fireplace



Chimney



Thermal image of fireplace

X			
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K. Porches, Balconies, Decks, and Carports

Comments:

- About Porches, Balconies, Decks and Carports:

All porches, balconies, decks and/or carports attached to or located near the main structure are included as part of the inspection report. Detached structures and outbuildings are not included within this report section and may be omitted entirely. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified professional if there are concerns.

- Front and back porches inspected. No deficiencies to report at the time of the inspection.

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I	NI	NP	D
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Rear patio

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

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D=Deficient

I NI NP D

X			X
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A. Service Entrance and Panels
Panel Locations:

- Electrical panel is located on the left side of the building

Materials and Amp Rating:

- Copper wiring present
- 150 amp service

Comments:

- About Electric Panels:

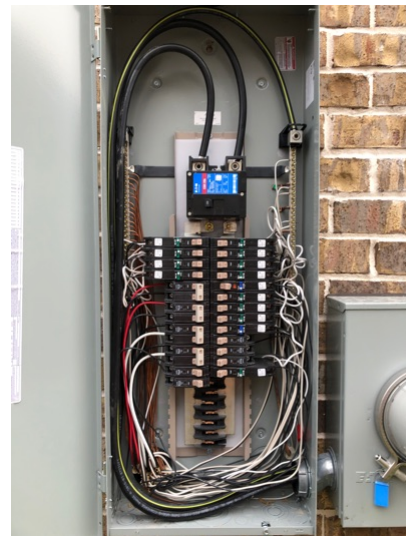
Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Inspectors will attempt to remove the cover when deemed safe by the inspector to do so.

Limitation: Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not verify the effectiveness or performance of any over-current devices/breakers. If the client has any concerns with the electrical system or its insurability, they are encouraged to consult with a licensed electrician. Any deficiencies found could be an indication of a more serious condition and further evaluation/diagnosis by a licensed electrician is warranted.

- White conductors in service panel are not marked to identify if the conductor is carrying a live load.
- Dead front does not fit panel enclosure properly. This appears to be due to routing of service entrance conductor.



150 Amp Square D service panel



Service panel with dead front removed

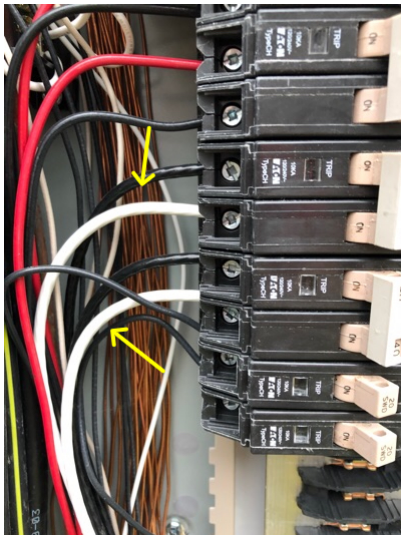
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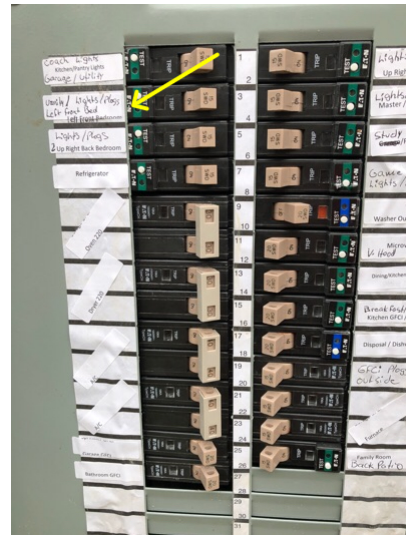
NP=Not Present

D=Deficient

I	NI	NP	D
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Unmarked white conductors



Dead front does not fit properly

X			
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring present

Comments:

- About Branch Circuits, Connected Devices and Fixtures:

The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. **GFCI** and **AFCI** protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted, their effectiveness, interconnectivity or suitability for the hearing impaired are not verified. Low voltage systems and disassembly of mechanical appliances are not included in the inspection.

- Exterior GFCI outlet(s) reset in the garage
- Bathroom GFCI outlet(s) reset in the front downstairs bathroom
- Laundry room GFCI outlet(s) reset in the kitchen
- Kitchen GFCI outlets reset is located in the kitchen
- Garage GFCI outlet(s) reset in the garage

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- Gas fired forced hot air
- The home has two split systems
- Brand: Lennox // Manufactured in:2019
- Brand: Lennox // Manufactured in:2019

Energy Sources:

- Both furnaces are gas powered.

Comments:

- About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector operates the heating equipment if it deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

- Adequate warm air was noted throughout the first story of the home.

Temperature measured at the supply registers: 113

- Adequate warm air was noted throughout the second story of the home.

Temperature measured at the supply registers:119

- **Flue pipe for upstairs furnace in contact with electrical circuit. Flue pipe is required to have 1" of clearance from combustibles.**



Lennox gas furnace



Lennox gas furnace

I=Inspected

NI=Not Inspected

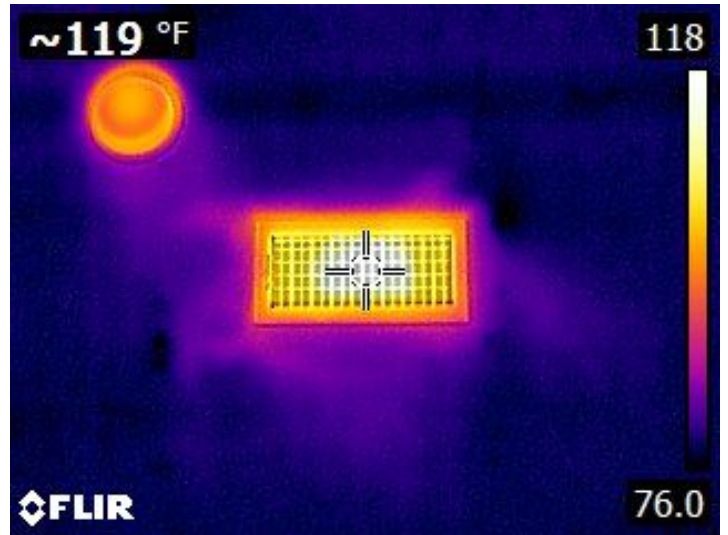
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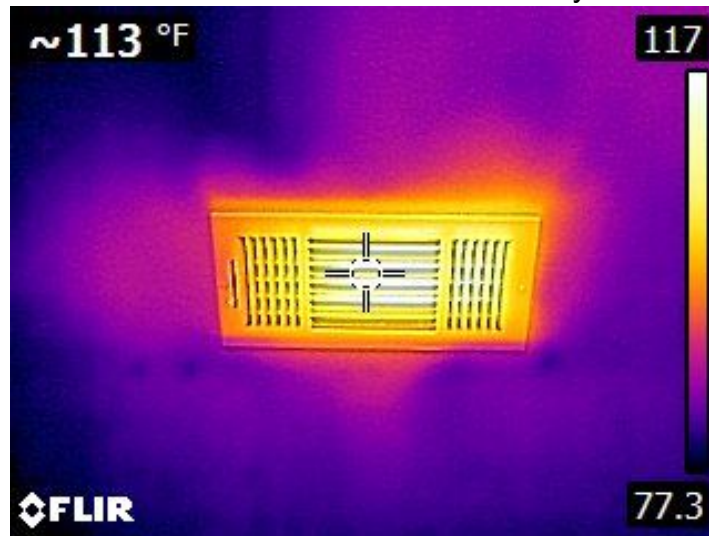
I	NI	NP	D
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Circuit in contact with flue pipe



Thermal image of supply air register with HVAC system in heating mode



Thermal image of supply air register with HVAC system in heating mode

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

I	NI	NP	D
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B. Cooling Equipment

- Type of Systems:
- Brand:Lennox
 - Brand: Lennox
 - Year(s) Manufactured:2019
 - Refrigerant: R-410A
 - The home has two split systems
- Comments:
- About Cooling Equipment:

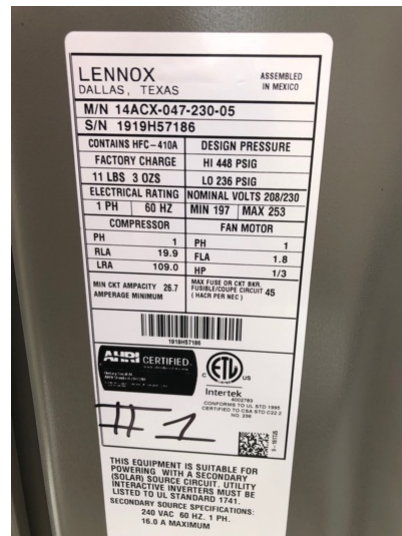
The cooling equipment is designed to cool and circulate the inside air. Central air conditioning units often work in conjunction with central heating systems. The inspector operates the cooling equipment if the outside temperature is above 60 degrees and deemed safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

- First floor air differential tested: Register = 52// Return = 73. (Standard range is 14 - 22 degrees for the cooling equipment.)
- Second floor air differential tested: Register = 55// Return = 73. (Standard range is 14 - 22 degrees for the cooling equipment.)
- **Secondary drain lines terminate at improper location. Drain lines are required to terminate above window as to be visible from interior.**



Unit # 1: Downstairs
2019 model Lennox 4 ton condenser



Data plate

I=Inspected

NI=Not Inspected

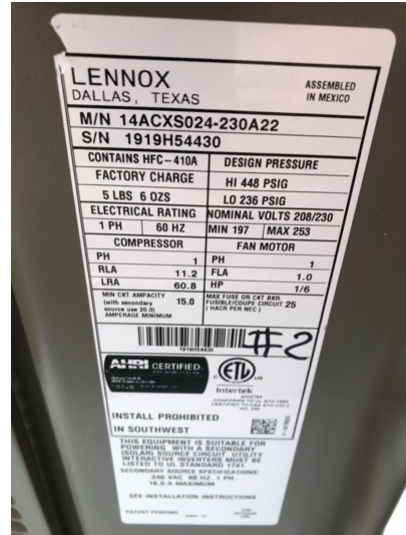
NP=Not Present

D=Deficient

I NI NP D



Unit # 2: Upstairs
2019 model Lennox 2 ton condenser



Data plate



Secondary drain lines



Thermal image of return air grille

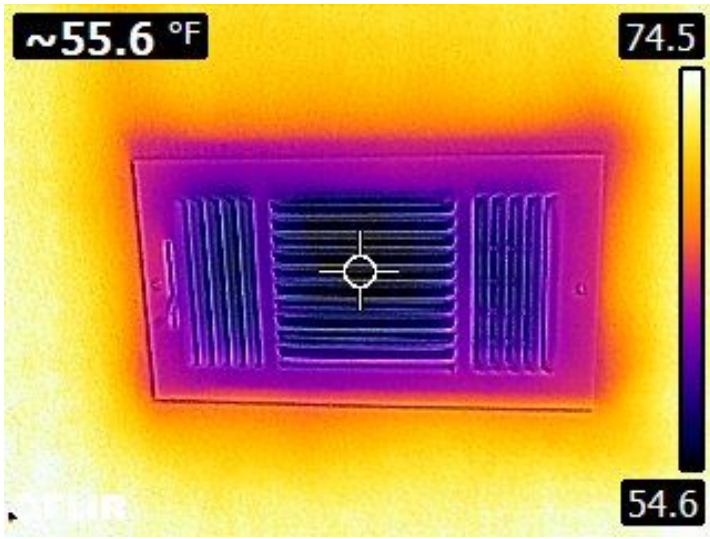
I=Inspected

NI=Not Inspected

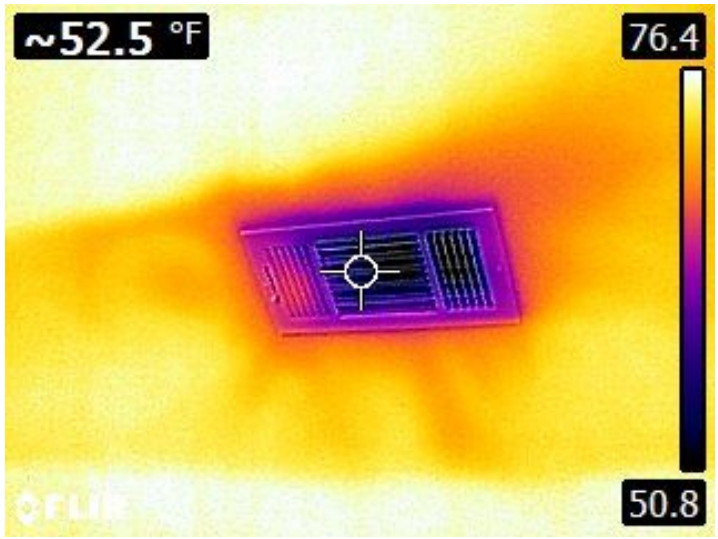
NP=Not Present

D=Deficient

I	NI	NP	D
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Thermal image of supply air register with HVAC system in cooling mode



Thermal image of supply air register with HVAC system in cooling mode



Thermal image of return air grille

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Duct Systems, Chases, and Vents
Comments:

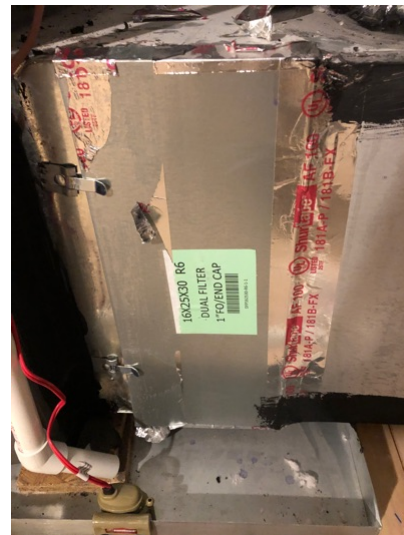
- The visible ductwork and air flow presence is verified at very accessible register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be reported. Ventilation in the residence and attic is very important for the overall performance of the structure. Proper ventilation can help to control moisture levels and vent out harmful combustion gases.

Limitation of Scope: A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold. Environmental and mold investigations should be only be conducted by a trained and state licensed professional. Any issues noted could indicate a more serious condition and should be evaluated further by a licensed HVAC professional if there are concerns.

- All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.
- The air filter(s) are located in the following locations: in attic at/near air handler.
- Duct system is compressed against framing, equipment and ducts are compressed together in several locations. This can cause air flow restrictions and result in water condensing on outer jacket of ducts**



Media filter located at base of furnace



Media filter located at base of furnace

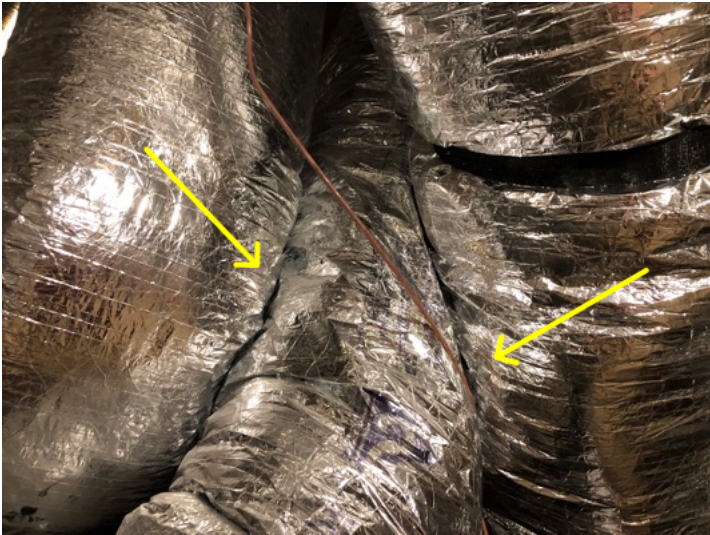
I=Inspected

NI=Not Inspected

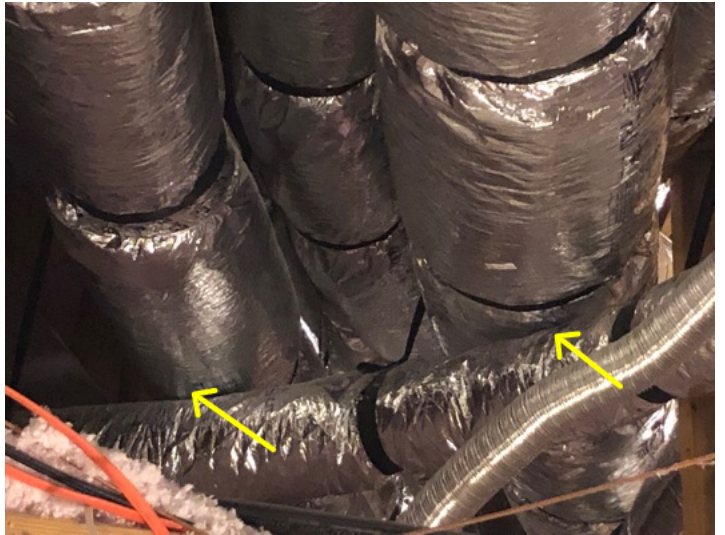
NP=Not Present

D=Deficient

I	NI	NP	D
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Ductwork compressed



Ductwork compressed



Ductwork compressed

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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- Location of Water Meter:
 - Front yard
- Location of Main Water Supply Valve:
 - Left front bedroom closet
- Comments:
 - About Plumbing Supply Systems:

The plumbing system of a home includes the shutoff valve, water supply lines, plumbing drains, plumbing vents, and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view.

Limitation of scope: The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as pool pumps, underground irrigation lines, filter systems, fire sprinklers or backflow devices. Potability and/or water quality is not assessed as part of a home inspection. Water testing should only be done by qualified professionals if there are concerns. Any deficiencies noted could be an indication of a more serious condition, and further evaluation is advised if there are concerns.

- Static Water Pressure Reading: 55 PSI
- Plumbing Supply Material(s): PEX



Main water supply valve



Water pressure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

- About Drains and Waste Vents:

The inspection of the plumbing drainage system includes basins which hold water, drain stops, overflow drains, visual drain pipes, and clean-outs spaced throughout the residence.

Limitation of scope: Much of the plumbing drain line system is not accessible and is hidden behind walls, attic spaces, or other obstructions. Functionality of floor drains can only be assessed by running plumbing supplies within the corresponding wet areas.



All bathtubs filled and drained



Waste plumbing cleanout located in front flowerbed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------------------

Energy Source:

- Water heaters are gas-fueled
- Water heaters are located in the attic

Capacity:

- Both unit capacities are 40 gallons

Comments:

- About Water Heaters:

Water heaters are designed to heat water throughout designated fixture supplies throughout the home. This report includes the energy source and capacity of the water heating unit (if available or listed). General installation and safety issues are assessed by the inspector. Annual maintenance (or whatever maintenance schedule the manufacturer advises) should be performed to residential water heaters. If the client is not comfortable performing general water heater maintenance, consultation with a qualified professional is advised. Any deficiencies noted could be an indication of a more serious condition, and further evaluation by a licensed plumber is also recommended if there are concerns.

Limitation of scope: Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. This component is not tested as a part of the inspection for each water heating unit, as any failure may result in unforeseen damage to persons or property.

- Brand: Rheem // Year Manufactured:2019
- Brand:Rheem // Year Manufactured:2019
- Hot water was verified at all interior fixtures and showers. Hot water temperature measured:113F



Rheem natural gas water heaters



Data plate

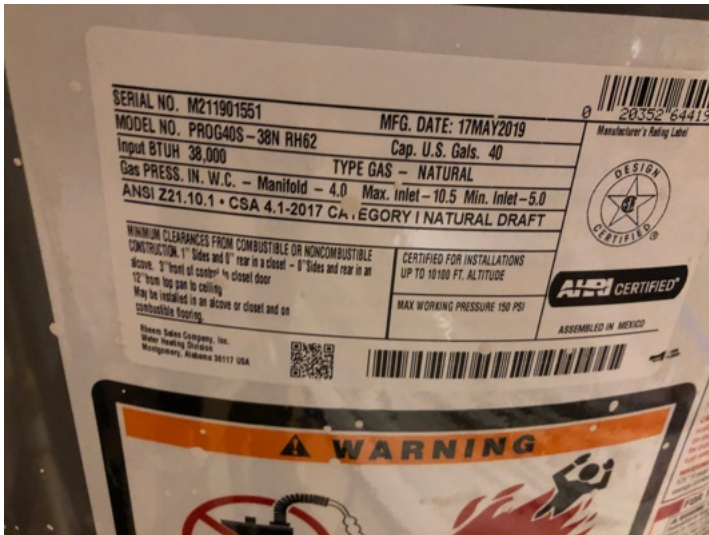
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Data plate



Hot water was verified at all interior fixtures and showers. Hot water temperature measured: 113F



Thermal image of water heater

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Other

Materials:
Comments:

V. APPLIANCES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Dishwashers

Comments:

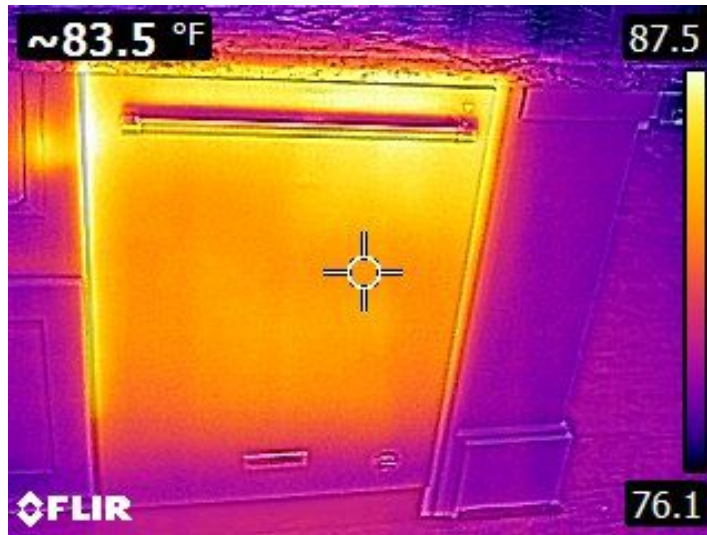
- The dishwasher was operated in 'Normal' mode and performed as intended.



KitchenAid dishwasher



Dish Racks



Thermal image of dishwasher

B. Food Waste Disposers

Comments:

- The unit was operated and appeared functional at time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Food waste disposer

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:



KitchenAid range hood

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

- Cooktops: natural gas
- Oven : electric
- Location of Gas Shutoff for the Range: cabinet near the gas-fired range
- Oven operated when tested. Tested at 400 degrees, registered at 400 degrees.
- **Oven door has large dent in door.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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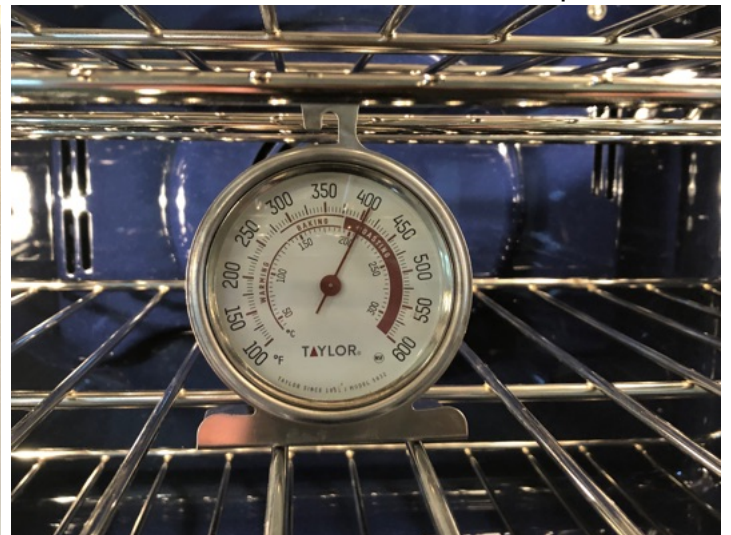
KitchenAid cooktop



Gas shut off valve for cooktop



KitchenAid electric oven



Oven temperature

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dent in door of oven

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

- The unit was tested using an LED microwave indicator. No deficiencies to report.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All exhaust fans and/or bathroom heaters were operated and no deficiencies were noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Bathroom exhaust fan

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Door Type:

- One 16' steel sectional door

Comments:

- Note: No overhead garage door opener(s) were present at the time of the inspection. Garage door(s) manually tested.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- Dryer vent access obstructed by shelf.



Dryer vent

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other

Observations:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Irrigation system not tested. System was not fully installed at time of inspection. Water supply lines open at left side of lot.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: B	Grading and Drainage	<ul style="list-style-type: none"> The grade of the ground around the residence should be improved to promote the flow of water away from the property in the following locations: back side of the residence. This can be achieved by the addition or removal of top soil as well as the installation of a drainage system. The ground should slope away from the home at a rate of no less than 6 inches within the first 10 feet.
Page 10 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> Attic access doors require removal of drywall screws. Doors should have hinges installed to allow homeowners or service personnel to access attic without tools. Sheathing begins interior wall in lower attic has been damaged. This should be repaired to insure proper R value of wall.
Page 12 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> All exterior trim materials should be properly sealed around the perimeter of the home. Missing z-flashings were noted above the exposed windows and doors throughout the home.
Page 15 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> Door latch to study not operable. Latch painted in open position.
ELECTRICAL SYSTEMS		
Page 20 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> White conductors in service panel are not marked to identify if the conductor is carrying a live load. Dead front does not fit panel enclosure properly. This appears to be due to routing of service entrance conductor.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 22 Item: A	Heating Equipment	<ul style="list-style-type: none"> Flue pipe for upstairs furnace in contact with electrical circuit. Flue pipe is required to have 1" of clearance from combustibles.
Page 24 Item: B	Cooling Equipment	<ul style="list-style-type: none"> Secondary drain lines terminate at improper location. Drain lines are required to terminate above window as to be visible from interior.
Page 27 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> Duct system is compressed against framing, equipment and ducts are compressed together in several locations. This can cause air flow restrictions and result in water condensing on outer jacket of ducts
APPLIANCES		
Page 34 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> Oven door has large dent in door.
Page 37 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> Dryer vent access obstructed by shelf.