

# Inspection Report

Prepared for:

**Michael & Cheryl Grooms  
1243 Creekside Acres Ct.  
Houston, TX 77008**



## **Texas Best Inspections**

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# PROPERTY INSPECTION REPORT

Prepared For: **Michael & Cheryl Groomes**

(Name of Client)

Concerning: **1243 Creekside Acres Ct., Houston, TX 77008**

(Address or Other Identification of Inspected Property)

By: **Paul Ashlock - TREC#20340**

(Name and License Number of Inspector)

**09/07/2018**

(Date)

(Name, License Number Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Report Identification: 1243 Creekside Acres Ct. Houston, TX 77008

TX1243 Creekside Acres Ct.

<b>I=Inspected</b>	<b>NI=Not Inspected</b>	<b>NP=Not Present</b>	<b>D=Deficient</b>
I	NI	NP	D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s): Slab*

*Comments:*

*Types: Slab*

In the opinion of the inspector, the foundation appears to be providing adequate support for the structure based on a limited, visible observation today. At the time of this inspection, Inspector did not observe any evidence that would indicate the presence of significant deflection in the foundation.

*Comments:*

*Information Notes: Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.*

*Homes built on a pier & beam construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the home in a crawl space. Clearance of at least 18" is required to inspect a crawl space and the area is required to be dry at time of the inspection. Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report. Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required. The judgment as to whether foundation performance is inadequate is subjective. Whether a house shows signs of damage due to foundation movement should have the foundation underpinned or not, is best made by a Professional Structural Geo-Tech Engineer. Professional Structural Geo-Tech Engineers who specialize in damage evaluations are qualified to provide unbiased professional opinions as to whether or not the foundation requires repair. I recommend you go to the following two websites, [www.houston-slab-foundations.info](http://www.houston-slab-foundations.info) and [www.foundationrepair.org](http://www.foundationrepair.org), for additional information. These websites are written specifically for home buyers to provide reliable information concerning slab-on-ground foundations in the Greater Houston Area. The website contains a list of the most frequently asked questions on the performance and evaluation of slab-on-ground foundations.*

**B. Grading and Drainage**

*Comments:*

*Information Notes: With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects. Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation. Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this. For any problem noted under issues, a complete evaluation of the lot draining system should be performed prior to close.*

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I NI NP D

Issues:

**Yard area(s) next to the home's foundation appear to drain slowly- (standing water/grass not growing/moss growing) - This condition may cause the homes foundation to move and/or fail.**

**Left side of the home**



**C. Roof Covering Materials**

*Types of Roof Covering: Composition*

*Viewed From: Ground level due to rain*

*Comments:*

*Types: Composite Shingles*

The main roof covering appears to be in serviceable condition.

The inspector was unable view the entire roof, therefore, this inspection was limited.

**Roof Information Notes:** The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks or correctly installed. Roof inspections are not intended to predict life expectancy, consult with a licensed roofing contractor if this is a concern. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak. Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed. Algae growth may be visible depending on the age of the roof. This may appear about 5-6 years after a roof is installed and has a brown or black appearance. This type of algae is transported through the air and tends to collect and grow upon roofing material. Algae discolorations are difficult to remove, but may be lightened by applying a solution of chlorine bleach, tri-sodium-phosphate and water. The effectiveness of such cleaning techniques is temporary and discoloration will most likely re-occur. If this is a concern I recommend contacting a company that specializes in this type of roof cleaning. Typical maintenance is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary. The number and location of fasteners per shingle is not determined as this would require lifting the shingles and breaking the self seal adhesive bond. When replacing a roof, the Texas Department of Insurance provides an online listing of manufacturers of products that meet the state's roofing discount requirements at [www.tdi.state.tx.us/home/roofing.html](http://www.tdi.state.tx.us/home/roofing.html).

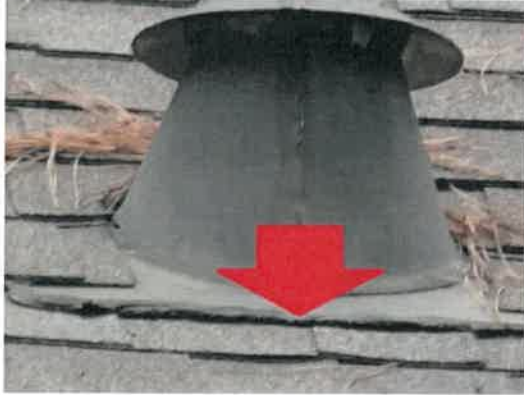
**Flashing Information Notes:** It is recommended flashings be reviewed at least annually for damage. Leaks are most commonly found around flashings rather than through the shingles, unless the shingles are damaged or at end of life. Seals around plumbing vents can deteriorate, metal flashings can lift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

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Issues:

**Flashing/Roof Jacks need to be sealed up and nailed back down:  
Front of the home**



**Gutters full of debris: Around the home.**



**D. Roof Structures and Attics**

*Viewed From: Deck area, Opening*

*Approximate Average Depth of Insulation: Average Depth 6-10 inches*

*Comments:*

Entered attic from the pull down ladder in the upstairs game room and the access door in the upstairs game room. Ventilation is passive and soffit vents. Attic type is rafter. Insulation is loose/batt-type and approximately 6-12 inches in depth.

Unable to view the entire attic due to limited access.

**Information Note:** *Not all areas of an attic are visible to an inspector due to inaccessibility or storage. This is a limited review of what can be viewed from a safe platform.*

*The attic stairway load rating is normally not known as the labels are missing. Some of the older stairways were only rated at 200lbs. Please check for missing nuts and bolts and check periodically to ensure for tightness or broken members of the stairs.*

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

*Comments:*

*Types: Hardie Plank, Stone*

The general condition of the interior walls appeared serviceable at the time of the inspection.

**Information Notes:** *If the interior walls/ceilings have recently been painted, this can hide previous water stains, cracks, or evidence of repairs. Client is advised to review seller's disclosure for additional information. If wallpaper or paneling is installed, these can mask problems like minor stress*



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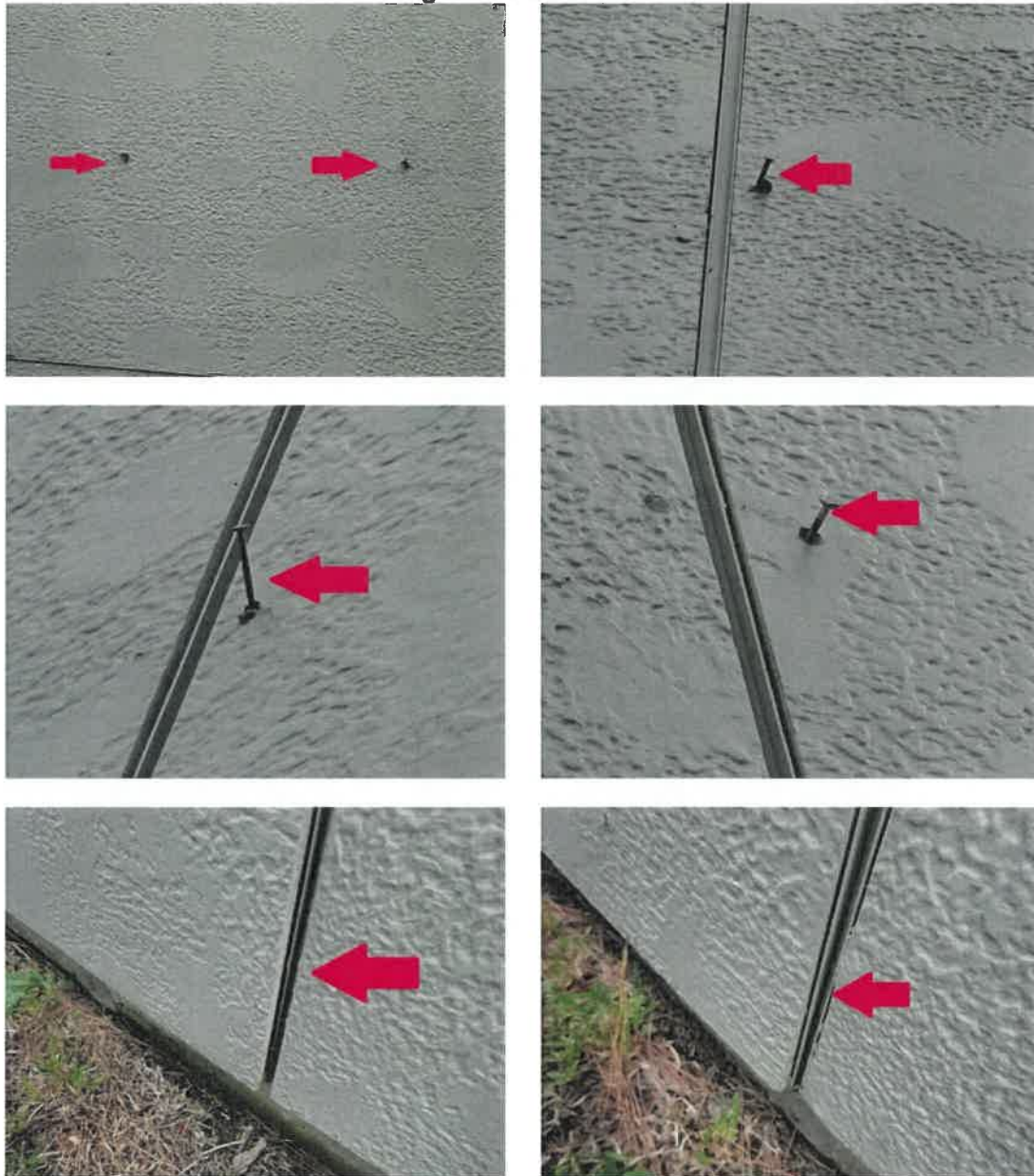
I	NI	NP	D
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cracks, moisture, mold, and damage caused by wood destroying insects. It is advisable not to apply vinyl wallpaper on exterior walls of a room. Vinyl wallpaper does not allow the wall to breathe and can trap moisture inside the wall cavity. An inspector can only report on that which is visible, not on things that cannot be seen or covered over. Walls through out the home may be limited to visible inspection due to drapes, storage or furniture blocking the view of these areas. It is beyond the scope of this inspection to move furniture to view all areas of the walls; recommend consulting with sellers for additional information. Walls around the exterior of the home may be limited to visible inspection due to storage or heavy vegetation blocking the view of these areas.

Issues:

**Exposed nails and siding need to be secured to the structure - Further evaluation and repairs is needed by a qualified contractor.**

Left and right side of the home



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**Damaged Siding.**  
Right side of the home



**Seal up siding/bricks around the home to prevent moisture penetration:**  
Both sides of the garage door



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**Front porch**



**The interior walls were damaged at the time of the inspection.**

**Stair well**



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- 
- 

**F. Ceilings and Floors**

*Comments:*

*Types: Wood Floor, Carpet, Ceramic Tile Floor*

The general condition of the floors appeared to be serviceable at the time of the inspection.

The general condition of the ceilings appeared serviceable at the time of the inspection.

**Information Notes:** *Flooring through out the home may be limited to visible inspection due to rugs, storage or furniture covering the floors. It is beyond the scope of this inspection to lift rugs or move furniture or storage to view all areas of flooring; recommend consulting with sellers for additional information.*

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- 
- 

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

*Comments:*

*Types: Hollow Wood, Solid Wood, Metal*

Doors appear to be functioning properly at time of inspection.

**Information Note: Recommend having all locks re-keyed after Closing.**

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- H. Windows  
Comments:  
Types: Metal Frame Double Pane

The sample of windows tested appeared operational at the time of the inspection.

**Information Note:** Every attempt is made to open and inspect every window to verify the operation if possible, but drapes, storage and furniture may limit the ability to inspect all windows; recommend consulting with sellers for additional information.

A moisture meter is used around every accessible window checking for presence of moisture from the inside of the home. If moisture is found to be present, it will be noted under the individual room comments or issues.

- I. Stairways (Interior and Exterior)  
Comments:

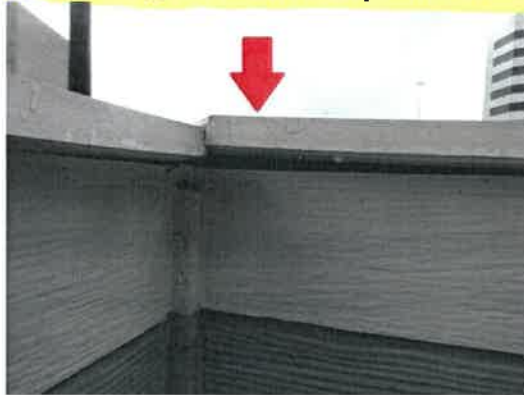
- J. Fireplaces and Chimneys  
Comments:

**Information Note:** Examination of concealed or inaccessible portions of the chimney is beyond the scope of our visual inspection. Unless remote controlled, we do not turn on gas valves and light the fireplace. It is suggested you have the owner demonstrate that the gas lighter or logs function properly. We do not perform draft or smoke tests. Fire stopping can not always be verified due to inaccessible areas in the attic. If further review is desired, client is advised to consult with a qualified contractor prior to closing.

- K. Porches, Balconies, Decks, and Carports  
Comments:  
Types: Concrete, Wood

Issues:

**Rail needs to be secured - Upstairs deck**



- L. Other  
Comments:

## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels  
Comments:  
Types: Circuit Breakers

Main distribution panel box is located left side of the home, service is overhead, 150 AMP, 120/240 volt, copper, using breakers. A/C disconnect boxes are located on the exterior wall next to the A/C units and appear to be secured.

Sub Panel is located in the garage

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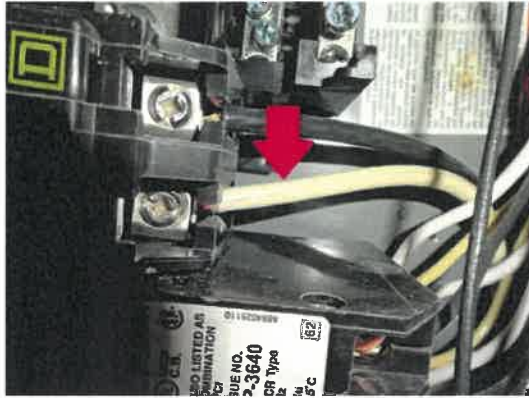
NP=Not Present

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Arc-fault interrupters are present. Arc-Fault Circuit Interrupters (AFCI's) are required by current standards. AFCI's contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and the open circuit when arcing occurs.  
*Issues:*

**The white A/C wire was not tagged with black tape or paint as required when a white wire is connected to a breaker.**



B. Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring: Copper*

*Comments:*

The sample of switches and outlets tested appeared to be serviceable at the time of inspection.

GFCI resets for the kitchen are located in the kitchen.

GFCI reset for all bathrooms is located in each bathroom.

GFCI reset for the garage and outside receptacles, upstairs deck is located in the garage

*Comments:*

**Information Note:** Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas.

Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a SAFETY HAZARD and a HIGHLY RECOMMENDED REPAIR ITEM! The Texas standards of practice for inspectors require us to mark this as a deficiency. Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems. Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound. In occupied homes, the smoke detectors are not tested unless it is known they are not connected to a monitored system. Suggest periodic testing to ensure proper working order and the batteries be replaced annually. The wiring for phone systems, television surround sound systems, cable and internet are not part of a home inspection therefore these items are not inspected or evaluated. Starting September 2008, new standards require Tamper-Resistant receptacles. Tamper-Resistant receptacles help protect children from electrical injury if they try inserting a foreign object into a receptacle. Tamper-Resistant receptacles have a shutter mechanism that does not open, allowing access to the contacts unless a three-prong plug is inserted. If this house predates the adoption of this standard however, you should consider upgrading for improved safety. Homeowners are not required to upgrade if the home did not have them when constructed. For more information about Tamper-Resistant receptacles, visit:

<http://www.nfpa.org/assets/files/PDF/Fact%20sheets/TamperResistant.pdf>

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Issues:

**Exterior outlet is missing the weatherproof protective cover: Upstairs deck**

All exterior outlets whether in use or not are required to have in use weather proof cover

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

A. Heating Equipment

Type of Systems: Forced

Energy Sources: Gas

Comments:

Types: Gas

The general standard for air temperature differential (Delta T) should be 30-50 degrees. A random selection of vent temperatures were taken with the following results:

Downstairs zone: Supply air temperature is 104, return air is 72 degrees (32 degrees differential).

2nd floor zone: Supply air temperature is 105, return air is 73 degrees (32 degrees differential).

**Information Notes:** The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled or to verify the system is properly installed which means that in most cases heat exchangers are not fully accessible. The rule of thumb for estimating heating capacity is 35 BTU/square foot for a new home and 55 BTU/square foot for an older home with 8-foot ceilings. For a complete evaluation, consult a licensed HVAC company. The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information. Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc. Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

Issues:

**The general standards for air temperature differential (Delta T) should be 30-55 degrees.**

**3rd floor heating is not operational**

**Further evaluation is needed by a licensed HVAC contractor.**

B. Cooling Equipment

Type of Systems: Split

Comments:

Types: Central Air

The general standard for air temperature differential (Delta T) should be -15-22 degrees. A random selection of vent temperatures were taken with the following results:

Downstairs zone: Supply air temperature is 55, return air temperature 70 or a Delta T of -15 degrees.

2nd floor zone: Supply air temperature is 56, return air temperature 72 or a Delta T of -16 degrees.

Carrier A/C  
Model: 24ACB748A310  
S/N: 1514E06101

Comments:

**Information Notes:** Evaluation of the HVAC system is an operational test of the equipment, The equipment is not disassembled or to verify the system is properly installed. Efficiency, adequacy, leak

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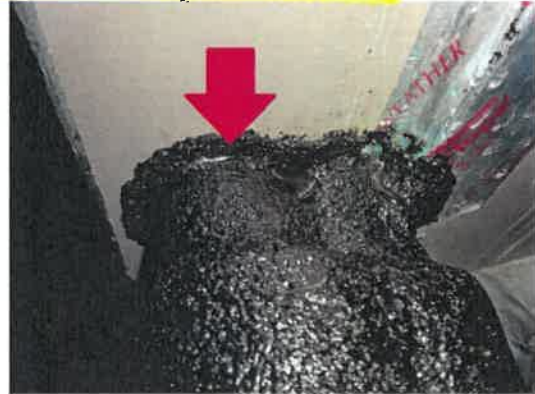
I	NI	NP	D
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testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between -15- -20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading. The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information. Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection. We urge you to evaluate these systems prior to closing. Units should be serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages. Recent US standards for A/C systems in effect as of January 2006 require newly installed systems to adhere to a SEER 13 energy rating guidelines. Manufacturers can no longer manufacture systems with a SEER rating less then 13. Systems currently in inventory with a less then SEER 13 rating can be repaired or installed until parts are no longer available. Manufactures anticipate available systems for new installation until the summer of 2006 and spare parts available for repairs for a number of years. Some manufacturers have indicated that new SEER 13 systems will be physically larger then prior systems and require reconfiguration of replacement systems; some manufactures have indicated that new system will be no larger and in some cases smaller then older systems. For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

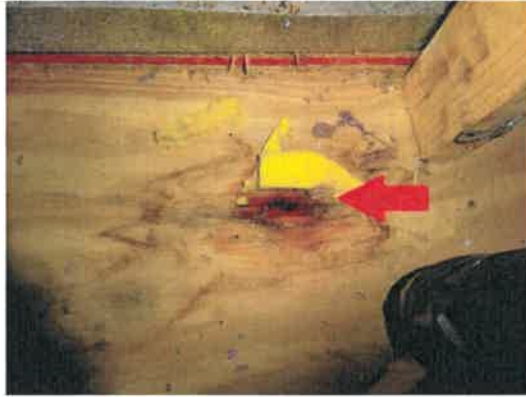
**Issues:**

**3rd floor cooling system was inoperative at the time of inspection - Further evaluation is needed by a licensed HVAC Contractor.**

**Drain line is leaking in the attic - Further evaluation and repair sis needed.**



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



- C. Duct Systems, Chases, and Vents
- Comments:*  
*Types: Ceiling Vents*

Media filter located in the attic air handler.



**Information Notes:** Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene.

Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

**Not all duct work and connections are visible to be inspected, normal maintenance should be followed.**

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.



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

I	NI	NP	D
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Issues:

Supply box and duct hoses need to be sealed up - Further evaluation and repair si needed.



#### IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Meter Location front of the home by the street

Location of main water supply valve: Water main located in the garage

Static water pressure reading: 43 PSI

Comments:

Types: PEX Tubing

The inspector did not observe any leakage and the faucets, sinks and piping appear to working according to their design and purpose.

**Information Notes:** Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection.

The supply hoses to the washing machine are not disconnected to check for presence of water nor are the shut off valves to plumbing fixtures operated because it may cause the valve to leak. We suggest caution when operating shut-off valves that have not been turned for a long period. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. The refrigerator water supply for the ice maker is not tested if present; recommend consulting with the seller if there is a known problem with the water supply for the refrigerator. As a precaution, the maximum water temperature should be no more than 120-130 degrees.

In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done. The underside of the bath tub is not visible, therefore we are unable to determine if leaks are present or if the the tub was installed correctly or proper supports were installed. Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. Normal maintenance is needed for evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

Issues:

**Tub stop inoperative**

**Master bath tub**

**Filter faucet in the kitchen was not operational at the time of inspection - Further evaluation and repair is needed.**

**There is not a visible bonding wire attached to the exterior gas meter, metal gas supply pipe at the water heater or furnace.**

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I	NI	NP	D
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To ensure the consumers are informed of hazards such as these as of 2015 the Texas Real Estate Commission (TREC) has adopted the Standards of Practice requiring licensed inspectors to report these conditions as deficient when performing an inspection if it can not be verified.

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

*Comments:*

Waste/drain lines appeared to be in serviceable condition the time of inspection.

*Information Notes: Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position or condition of these items by a visual inspection or if leaks are present they are specifically excluded from the scope of this inspection.*

**C. Water Heating Equipment**

*Energy Sources: Gas*

*Capacity: Tankless*

*Comments:*

*Types: Tankless*

Water heater appeared to be serviceable condition at the time of inspection.

Rinnai

Model: RL94

S/N: CA033369



*As a precaution, the maximum water temperature should be no more than 120-130 degrees.*

*In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done.*

The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear. The safety relief valve should be inspected by a licensed plumber every 3 years. If this has not been done, it is recommended to replace this relief valve.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

At the time of the inspection, the dishwashers appeared to function according to it's design and specification. The door seal was secure and appeared not to be leaking. The heating element was tested and appeared to be working as per it's design and purpose.

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I	NI	NP	D
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Downstairs unit  
General Electric  
Model: GDT720SSF4SS  
S/N: MD785697B

Upstairs Deck unit  
General Electric  
Model: DDT575SSF6SS  
S/N: LF739898B

*Information Notes: Not all areas around the appliance are visible or accessible, therefore we are unable to inspect for leaks or proper installation.*

**B. Food Waste Disposers**

*Comments:*

The disposals appeared to be serviceable at the time of the inspection.  
Downstairs and the upstairs deck

*Information Notes: Not all areas around the appliance are visible or accessible, therefore we are unable to inspect for leaks or proper installation.*

**C. Range Hood and Exhaust Systems**

*Comments:*

Range hood is up draft in type and appears to function according to it's design and purpose on low and high settings. Under mount light was also operational.

*Information Notes: Not all areas around the appliance are visible or accessible, therefore we are unable to inspect for leaks or proper installation.*

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

*Comments:*

Types: Gas stove top, Electric Oven

A separate Cook Top appeared to be in serviceable condition at the time of the inspection.

Gas burners appeared to be serviceable at the time of inspection..

The gas shutoff valve was installed on the separate Cook Top. Located in the bottom cabinet, right side of the cook top

General Electric  
Model tag not present

Oven was set to 350 degrees and tested at 348 degrees. Within the +- 25 degrees required by the manufacturer.

General Electric  
Model: PT7050SF2SS  
S/N: MD614190Q

*Information Notes: Not all areas around the appliance are visible or accessible, therefore we are unable to inspect for leaks or proper installation.*

**E. Microwave Ovens**

*Comments:*

Microwave was operational at the time of inspection.

General Electric  
Model: PVM9195SF1SS

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I	NI	NP	D
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S/N: LD217241B

*Information Notes: Not all areas around the appliance are visible or accessible, therefore we are unable to inspect for leaks or proper installation.*

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

*Comments:*

*Information Notes: Not all areas around the exhaust flue are visible or accessible, therefore we are unable to inspect for leaks or proper installation.*

*Issues:*

**Exhaust fan was not operational in:  
Master bath - Toilet room**

**G. Garage Door Operators**

*Comments:*

The garage door operator appeared serviceable at the time of the inspection.

**H. Dryer Exhaust Systems**

*Comments:*

The dryer vent is vented through the side wall. Monitor closely for lint buildup.

*Information Notes: Not all areas around the exhaust flue are visible or accessible, therefore we are unable to inspect for leaks or proper installation.*

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

Hunter Sprinkler System

Sprinkler system was operational at the time of inspection

Backflow Prevention Device Present.

Zones 1-4 were operational.

Heads operational in all zones.

Limited visual/operational inspection of the sprinkler system. No paperwork present- Get with seller on installation documents, diagrams and permits and compliance with local and state regulations.

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

*Type of Construction:*

*Comments:*

**C. Outbuildings**

*Comments:*

**D. Private Water Wells (A coliform analysis is recommended.)**

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

**F. Other**

*Comments:*

### **Additional Comments**

**Deficiency Issues:** For any problem noted under issues, a complete evaluation of that system should be performed prior to close. A complete review is recommended because there are areas an inspector can not inspect, like the HVAC system. There are many checks home inspectors can not perform because inspectors do not have the tools and are not licensed in that profession. Home inspectors are generalist and will recommend review by a specialist if problems are found..

**Mold Disclaimer** - Your home inspection report may note the presence of moisture, mold, mildew, or fungus, on visible surfaces. The home may have excessive moisture issues, which may be undetectable at the time of inspection because of lack of rain or a plumbing problem that only occurs when a tub, sink, etc. is drained. Mold may be lying in inaccessible areas such as wall cavities or under floor coverings. These conditions might lead to mold under the right circumstances. **The ability to detect mold in all areas is beyond the scope of the home inspection.** Anytime an inspector notes the presence of moisture, staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition. Some inspectors are not industrial hygienist and therefore lack the qualifications or ability to evaluate mold to determine if it may carry any health risks.

**If you are concerned about the presence of mold, it is strongly recommended that a qualified mold inspector be consulted before close of escrow.**

**Pest Disclaimer** - Your home inspection report may note the presence of wood destroying insects, rodent droppings, ants, and/or other types of pests. Even if these were undetected, they may become visible in the future, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings. This Inspector is not a Structural Pest Control Services licensee with the Texas Department of Agriculture and is not qualified or permitted by law to identify a present or previous infestation of termites or other wood destroying organisms, or identify termite damage or other damage resulting from an infestation of any wood destroying organism. Identifying the presence of such damage is excluded from this inspection and report, including damage which may be revealed in the course of repair, remodeling or replacement work. A termite inspection of the premises should be performed by a Structural Pest Control Services licensee with the Texas Department of Agriculture. If the house has been infested by termites or other wood destroying insects, then it can be assumed that some degree of damage is present. The extent of any such damage can only be known by removing wall coverings in suspected areas. The decision to undertake any invasive or destructive inspection is left to the parties of the transaction and not the inspector.

**Appliance Recalls** - As manufacturers develop and learn about their products, various installation and operation details continually change. Product recalls are very common with kitchen appliances, which mean it is wise to keep track of current recalls. An excellent source is the Federal Consumer Product Safety Commission. They maintain a comprehensive list at the website [www.cpsc.gov/cpscpub/prerel/category/appliance](http://www.cpsc.gov/cpscpub/prerel/category/appliance) for your reference.

**Occupied Homes** - This is a limited review of many areas in the home. Efforts are made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

**Vacant Homes** - Often, it is not possible to know the period of time a home has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for long periods, it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes, and tubs for wet conditions during this same period.

**Condo/Townhouse** - Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

**Inspection Disclaimer** - AS INDICATED IN MY INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY, NEW PAINT THAT MAY HIDE STAINS, INACCESSIBLE AREAS, AREAS CONCEALED BY FURNITURE, FLOOR COVERINGS, ETC., WILL

*ALWAYS AFFECT THE INSPECTION PROCESS. THE INSPECTION IS LIMITED BY WHAT IS VISIBLE AND ACCESSIBLE AT TIME OF THE INSPECTION. CONDITIONS OF THE PROPERTY MY CHANGE AFTER THE INSPECTION DUE TO THE SELLER OR WEATHER CONDITIONS. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE. WE STRONGLY RECOMMEND REVIEW OF THE PROPERTY PRIOR TO CLOSING. This inspection and report is prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed. PHOTOS: The pictures in this report are not intended to represent all conditions present. They are a representation of circumstances visible but not limited to the specific photo. There may be other similar repairs that need to be made. HOME SERVICE WARRANTIES: These warranty services are very popular but they may have restrictions under which a claim is paid. Minor deviations from the manufacturer's installation instructions, that are not normally revealed in a general inspection, may be cause for denial of a claim. Do not expect these warranty services to cover all of your problems, particularly with aging systems. Refer to the respective warranty documents for coverage limitations. EDITING ERRORS - REPORT INTERPRETATION: This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s). If you do not understand certain comments or recommendations for corrective action, **Call me prior to closing the transaction for clarification***

**Important Limitations and Disclaimers**

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Texas Best Inspections in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Texas Best Inspections for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

**I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee.** This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date 9/7/18.

CLIENT SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

INSPECTED BY: Paul Ashlock

LICENSE #: 20340