

Inspection Report

LOCATED AT:
29222 Waltham St
Spring, TX 77386

PREPARED EXCLUSIVELY FOR:
Sally Taylor

INSPECTED ON:
Tuesday, May 10, 2022



Inspector, Justin Vincent, TREC # 24206;
A Plus Inspections Of Texas

Tuesday, May 10, 2022
Sally Taylor
29222 Waltham St
Spring, TX 77386






Dear Sally Taylor,

We have enclosed the inspection report we prepared for you after our visit on Tuesday, May 10, 2022 at:

29222 Waltham St
Spring, TX 77386

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Safety risks and conditions or health risks that should be repaired.
-  = Damage and irregularities that should be repaired.
-  = Improvement is recommended.
-  = Deferred cost items that may soon need repairs.
-  = This item should be further evaluated and monitored for damage, and repaired if necessary.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Justin Vincent, TREC # 24206
A Plus Inspections Of Texas

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PROPERTY INSPECTION REPORT FORM

Sally Taylor

Name of Client

29222 Waltham St Spring, TX 77386

Address of Inspected Property

Justin Vincent, TREC # 24206

Name of Inspector

Tuesday, May 10, 2022

Date of Inspection

TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions.

The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I NI NP D

I. STRUCTURAL SYSTEMS

This inspection and report was limited per TREC rules to what was visible and accessible at the time of the inspection. The structure and property had multiple concealed areas and parts that were not all readily accessible. Some concealed conditions were likely present. Further evaluation by qualified, licensed contractors may reveal additional items needing repair or replacement, and is recommended.

A. Foundations

TREC Standards Of Practice apply. See 22 TAC §535.228(a)

Comments:

BASIC INFORMATION

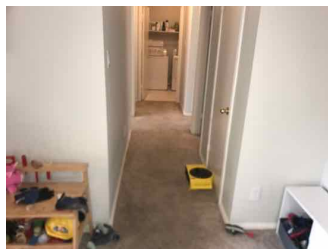
Slab material: Poured concrete

TYPE OF FOUNDATION(S)

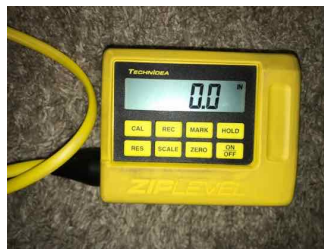
Slab-on-grade

GENERAL COMMENT

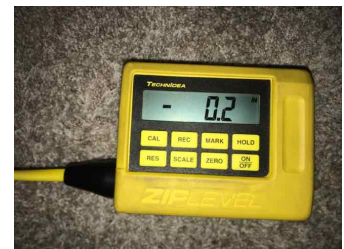
Foundation level check readings



Reference point near middle of home



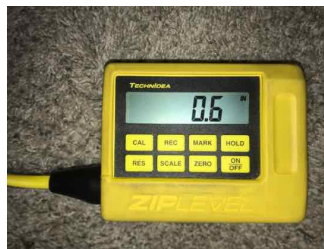
Reference point near middle of home



Primary closet back right corner



Laundry area front right corner (-0.7 for tile)



Living room back left corner

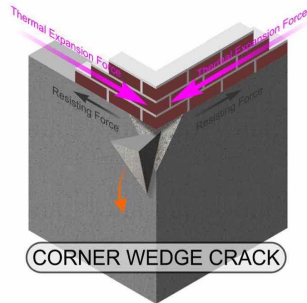


Dining area front left corner

The building and foundation had signs of settling and movement, but the foundation was reasonably level and stable at the time of the inspection. Elevation variations were at less than 1" inch in 20' feet at the time of the inspection. The foundation was performing as intended.

I	NI	NP	D
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IMPR Corner pops were present, which are fairly common and seen at a majority of homes with slab foundations. Normally these are not structural, but may allow for concealed subterranean termite infestation. It is recommended that the soil at these locations be treated periodically by a qualified pest control contractor to help prevent infestation.



MONI Settling and curing cracks were present as are found at many homes.



REP The foundation post tension cable ends were exposed and had begun to rust out. This is a risk for foundation damage that should be repaired by a qualified contractor.



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B. Grading and Drainage

TREC Standards Of Practice apply. See 22 TAC §535.228(b)

Comments:

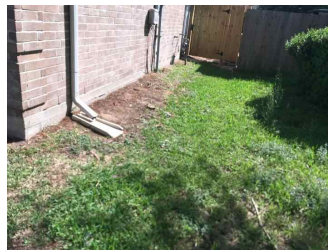
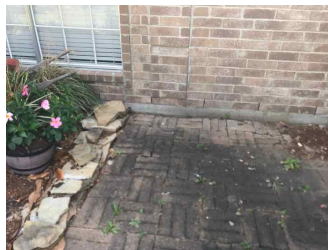
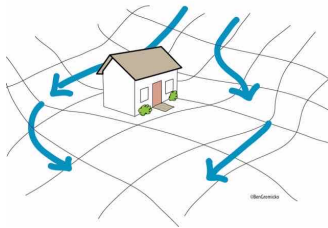
I NI NP D

GRADING

REP High soil was present, which is conducive to wood destroying insect infestation, moisture damage, and rainwater entry. At least 4 inches of clearance should be present between the soil and the exterior wall surfaces for brick or masonry walls, and 6 inches of clearance should be between the soil and the exterior siding. See IRC R404.1.6

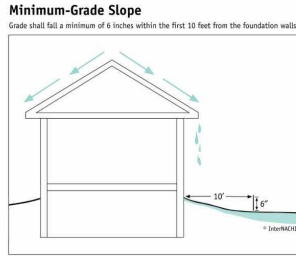


REP There were low and muddy areas where water will stand on the lot and next to the home and some areas may affect the foundation. Grading and drainage adjustments and repairs should be performed. See IRC R401.3



I	NI	NP	D
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REP Grading was sloped toward the structure in some areas. Low spots and negative grading promote water accumulation in and under the building, leading to water damage, foundation problems, and wood deterioration. Regrading would help ensure that surface water flows away from the structure.



SAFT There were some tree roots protruding from the ground that may pose a trip hazard. Caution should be exercised at these areas.



FOLIAGE

REP Foliage was in contact with the home and close to it that needs to be trimmed back to reduce chances of damage and pest infestation such as carpenter ants.



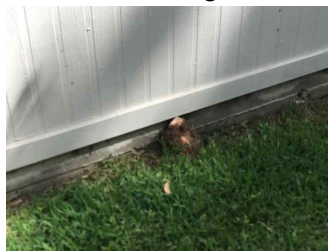
MONI Large trees were present on the property and adjacent to it that may be a risk and need to be properly maintained or removed by a qualified tree trimming and removal contractor.

I	NI	NP	D
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REP Trees and bushes were in contact with the home and close to it that need to be trimmed back or removed to reduce chances of damage from the branches and roots that may affect the foundation or drains.



REP Some tree roots extended towards and probably under the home. This is a risk for foundation damage and damage at the drains. Repair is needed.



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C. Roof Covering Materials

TREC Standards Of Practice apply. See 22 TAC §535.228(c)

Types of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof

Comments:

BASIC INFORMATION

Location: Covers whole building

Roof slope: Medium

GENERAL COMMENT

Views of the roof covering



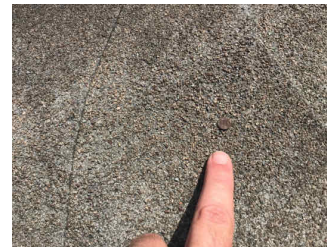
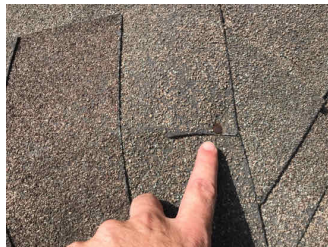
I	NI	NP	D
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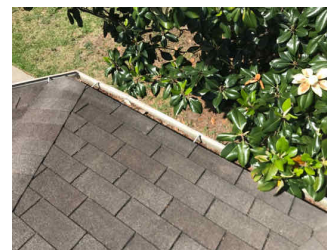
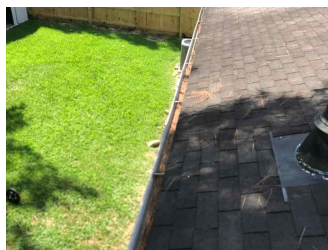
DEFF This roof covering had been in use for some time and had damage and signs of weathering. The roof appeared to be past the middle of its expected useful life. Most roofers will recommend replacing the average 3 tab or dimensional shingle roof once it is about 15 years old, though with continued repairs and maintenance a roof may be useful for a number of years.

I	NI	NP	D
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REP There were exposed fasteners and there were limited gaps at the roof surfaces that need to be covered with matching roofing sealant.



REP Leaves and debris were present at the rain gutters that need to be cleaned up and removed.



REP Leaves and debris were present at the roof surfaces that need to be cleaned up and removed. They may conceal some damage that would require repair, and are also conducive to rain water entry.



I	NI	NP	D
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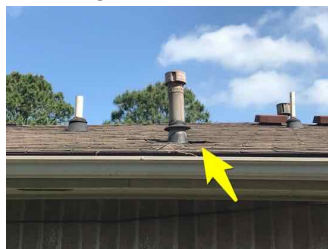
REP Some of the drip edge flashing had irregularities and needs to be adjusted and secured in place.



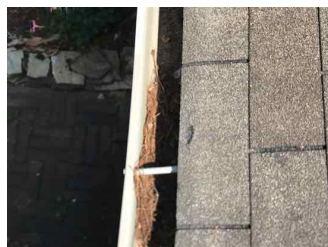
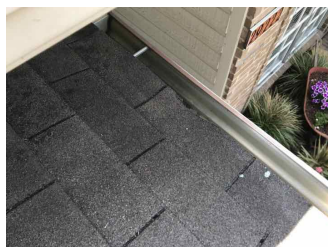
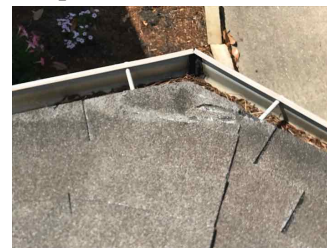
REP Siding and trim was in contact with the roof surfaces. Normally at least 1 inch of clearance is recommended between siding and trim materials and the roof surfaces.



REP Some of the shingles and roofing parts had lifted and had irregularities. The roof coverings should be evaluated and repaired by a qualified roofer.



REP The shingles had some damage and irregularities that should be repaired.



I	NI	NP	D
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REP There were exposed PVC vent pipes at the roof surface that should be painted with UV resistant paint, to reduce chances of solar damage and deterioration.



REP The fascia boards, soffits and roof trim boards had gaps, irregularities, and damages that could be repaired.



Some soffit vent screens were damaged and could be replaced.



GUTTERS

REP The rain gutters and related parts had some signs of leakage. Repairs are needed.



I	NI	NP	D
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DOWNSPOUTS

REP Some lower sections, or elbows, of the downspouts are missing. We recommend they be replaced to help direct water away from the foundation.



FLASHINGS: OVERALL

REP Some of the flashing parts and vents were not overlapped at the sides by shingles. There were gaps at the shingles by the vent flashing parts that need to be sealed and repaired to reduce chances of rainwater entry.



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D. Roof Structures and Attics

TREC Standards Of Practice apply. See 22 TAC §535.228(d)

Viewed From: Attic entrance due to limited clearance and access

Approximate Average Depth of Insulation: 6 - 9 inches

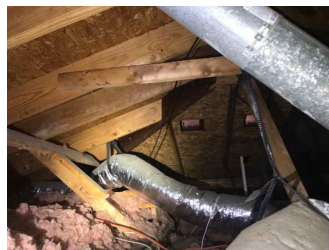
Comments:

ATTIC INSULATION

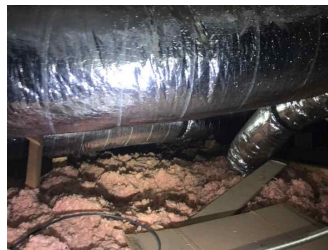
The attic has blown-in fiberglass insulation.

MISCELLANEOUS

Views of the attic areas



I	NI	NP	D
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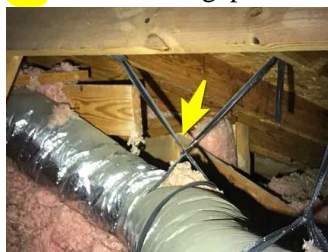


MONI The roof structure and roof coverings had limited signs of settling. Repairs and adjustments could be performed.



SAFT The attic floor decking had gaps, unsupported areas, and irregularities, and did not have a guard or handrail at the perimeter of the decking areas. Repairs are recommended as a safety precaution.

REP There were gaps at the attic area insulation that could be repaired.



REP The ridge boards and rafter were supported with vertical parts using palm bracing. They may break or fail, and this is also a wind uplift risk. It is recommended that metal straps be installed by a qualified framing contractor to anchor the ridge boards to the vertical members.



I	NI	NP	D
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SAFT There were sharp nails at the attic areas that should be flattened as a safety precaution.

REP The attic framing had some irregularities as are found at many homes. Further evaluation and repairs could be performed by a qualified framing carpenter.



SAFT There were limited gaps at the fire blocking between the walls and ceilings. Areas where air can travel through the levels of a building should be sealed as a fire safety precaution. See R302.11.



Furnace closet

MONI The attic areas were inspected from the accessible and safe parts with attic floor decking, as a safety precaution and to help prevent damage to the home. Some of the attic areas were not readily visible and accessible and could not be safely evaluated. TREC standards of practice require at least 22" horizontal by 30" inches of clearance. Only the readily accessible areas that could be safely accessed were viewed.

E. Walls (Interior and Exterior)

TREC Standards Of Practice apply. See 22 TAC §535.228(e)

Comments:

MATERIALS

The exterior walls were brick veneer and wood fiber siding.

The interior walls were drywall.

I	NI	NP	D
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EXTERIOR WALLS

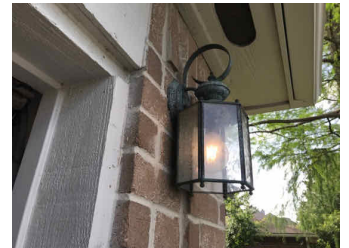
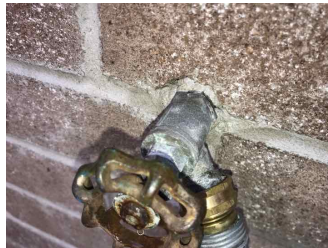
REP There were gaps at the insulation, such as at the walls and adjacent areas that can be adjusted and filled in, to help reduce energy use.



REP The exterior siding and trim had limited gaps, deterioration, and irregularities, that could be repaired.



REP There were gaps and irregularities at the exterior wall surfaces, a common condition. We recommend the irregularities be repaired, and gaps at the exterior wall should be repaired and sealed, to reduce chances of moisture entry. See R703.8



REP Most homes have some signs of settling and movement. The exterior walls had signs of settling and movement and gaps were present that could be repaired.



I	NI	NP	D
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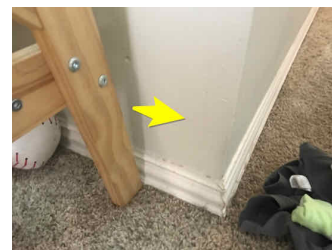


INTERIOR WALLS

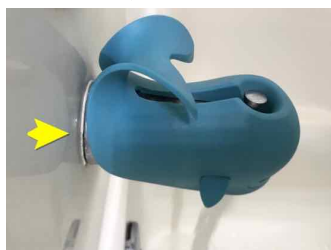
REP There were limited gaps, marks and irregularities at the interior walls and trim areas that could be repaired.



REP There were irregularities and signs of settling at the interior wall and trim areas that could be repaired and repainted.



REP There were gaps and limited damages at the tub and shower walls that should be repaired and sealed, to reduce chances of moisture entry and damages.



I	NI	NP	D
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REP Some of the lower wall and trim parts had begun to separate indicating possible moisture damage at these areas. Further evaluation and repairs should be performed by a qualified contractor.



Front guest bedroom closet

REP The walls and lower trim areas had limited evidence of moisture damage. Further evaluation and repair is recommended.



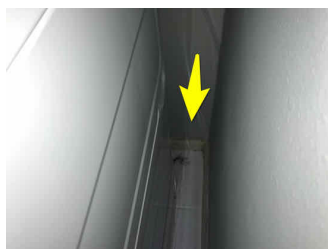
Under furnace/evaporator unit



Guest bathroom



Laundry room



Laundry room



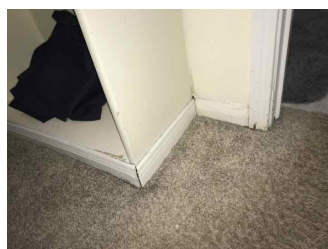
Laundry room



Primary bathroom



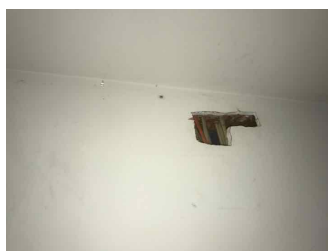
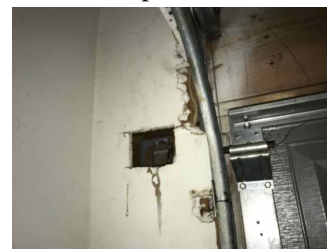
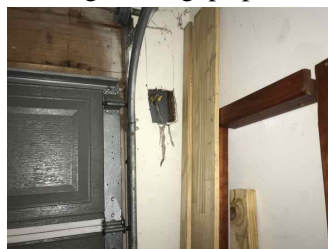
Primary closet



Primary closet

I	NI	NP	D
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REP The garage interior walls had damages and gaps present that should be repaired.



F. Ceiling and Floors

TREC Standards Of Practice apply. See 22 TAC §535.228(f)

Comments:

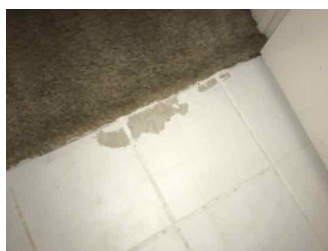
MATERIALS

Ceilings were sheetrock

The floor coverings were carpet, vinyl, and ceramic tile

FLOOR

REP Some of the floor and floor trim parts had marks, damage, and irregularities as are found at many homes and could be repaired.



I	NI	NP	D
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REP There were some gaps at the flooring and wall trim or baseboard surfaces that could be adjusted and repaired.



REP The floor grout lines had some gaps and irregularities that need to be filled in.

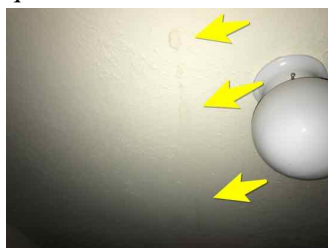


CEILING

REP The ceilings had signs of settling and movement that can be repaired.



REP The ceilings had what appeared to be signs of water damage. The sellers may be able to describe what had caused them. Further evaluation and repairs should be performed by a qualified contractor.



Primary closet



Garage

I	NI	NP	D
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MONI The ceilings had what appeared to be signs of past repairs. The sellers may be able to describe what had occurred at these areas.



Living room

G. Doors (Interior and Exterior)

TREC Standards Of Practice apply. See 22 TAC §535.228(g)

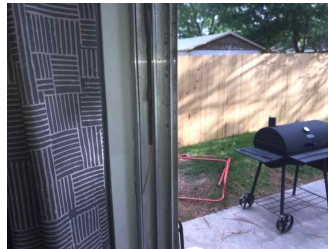
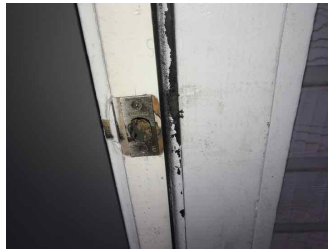
Comments:

DOORS

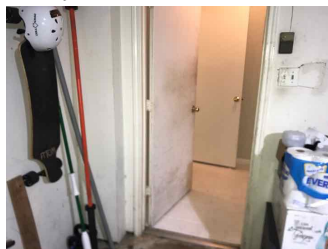
REP The garage door trim had some irregularities and damage and needs repair.



REP The exterior door weather stripping parts and sweeps had some gaps and damages that could be repaired.



SAFT The garage door was not self-closing and self latching, which is recommended as a fire safety and carbon monoxide precaution.



I	NI	NP	D
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REP Some of the exterior doors, jambs, and lower areas related parts had signs that moisture had entered and had deterioration, which is often found at exterior doors when there is not a fairly large porch roof covering present. The adjacent areas and materials probably have moisture damage and some concealed mold. Further evaluation and repairs should be performed.



Back door



Back door

IMPR The garage door had limited irregularities and damage, however it was functional at the time of the inspection.

REP The rear sliding door glass panes had some scratch marks and irregularities. The glass panes could be repaired or replaced.

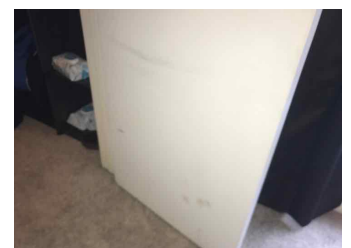


DOORS

REP Some of the doorstops were missing and some were broken. They need to be replaced.



REP The doors and related parts had some damages and irregularities. Repairs are recommended.



I	NI	NP	D
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REP The primary shower door sweep was missing and should be replaced.



IMPR Some of the door knobs and other hardware parts were loose and could be repaired.



H. Windows

TREC Standards Of Practice apply. See 22 TAC §535.228(h)

Comments:

MATERIALS

Single pane windows

WINDOWS

REP There were gaps around the windows and window trim that need to be sealed, to reduce chances of rainwater entry.

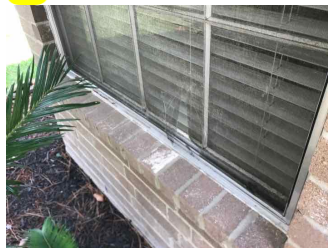


I	NI	NP	D
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REP Some of the window screens were missing. They can be replaced.



REP Some of the window screens were damaged and need to be replaced.



WINDOWS

REP The wall areas and windowsills adjacent to some of the windows had signs that condensation had been present or that rainwater had entered. There may be some gaps at the flashing. The windows, flashings, and wall surfaces should be evaluated and repaired by a qualified contractor.



I. Stairways (Interior and Exterior)

TREC Standards Of Practice apply. See 22 TAC §535.228(i)

Comments:

Not Inspected & Not Present

J. Fireplaces and Chimneys

TREC Standards Of Practice apply. See 22 TAC §535.228(j)

Comments:

I NI NP D

FIREPLACE

The fireplace operated properly when it was tested during the inspection.



SAFT The fireplace flue damper did not have a C-clamp attached to it, which is recommended to reduce chances of carbon monoxide poisoning that could occur if the flue damper is shut while the fireplace is in use.



REP The fireplace hearth wall had a gap where the gas line passed through it that should be sealed as a safety precaution.

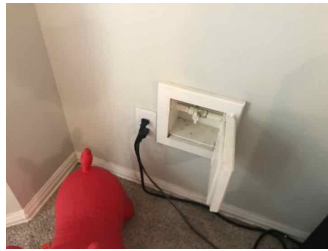


SAFT The chimney flue and damper and upper fireplace surfaces had soot accumulation present. These areas need to be cleaned by a qualified chimney sweep, since soot is flammable.



I	NI	NP	D
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SAFT The gas valve serving the fireplace was located in an area that may be accessible to small children. The gas valve access could be locked shut or the valve could be replaced with one that requires a key to operate.



CHIMNEY

REP The chimney surfaces had gaps that need to be repaired, since some rainwater has probably entered, and will enter.



K. Porches, Balconies, Decks, and Carports

TREC Standards Of Practice apply. See 22 TAC §535.228(k)

Comments:

BALCONY/PORCH

The porches were for the most part in good condition and functioning as intended at the time of the inspection.

IMPR There was not a back porch area roof covering, which is recommended and could be installed to help reduce chances of water damage at the back door area.



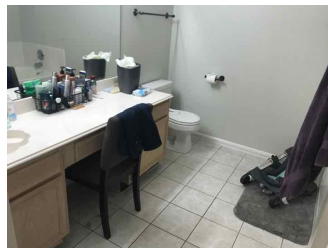
I	NI	NP	D
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L. Other

Comments:

VIEWS OF THE INTERIOR AND EXTERIOR AREAS (SHOW ALL SIDES/ROOMS)

Interior areas



Exterior areas



I	NI	NP	D
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CABINETS

REP The counters had limited damages that could be repaired.



REP The cabinets had some water damage and irregularities and need repairs.



Guest bathroom

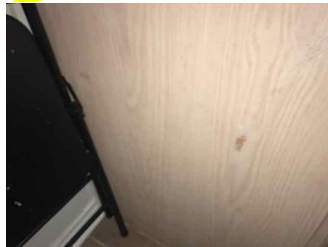


Primary bathroom



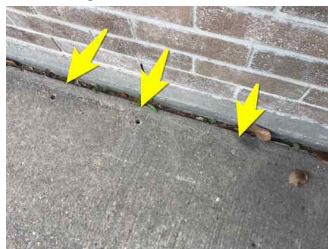
Primary bathroom

REP The cabinets had some marks and irregularities that could be repaired.



OTHER

MONI Signs of prior treatment for wood destroying insects were present as are found at many existing homes. The sellers may be able to provide information about past treatment(s).



REP Ants were active at the perimeter of the building that need to be exterminated.



I	NI	NP	D
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REP The fences had some damages and irregularities. Fences are often not part of real estate negotiations, however we note them as in need of repair when they are found to be damaged. Repairs are recommended.



REP There were gaps under the fences where small animals or pets could enter or escape. Repairs are needed.

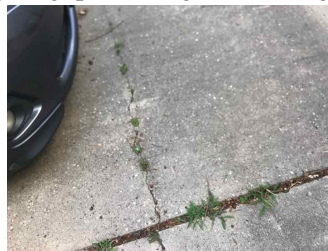


SAFT It appeared that limited organic growth or mold may be present that can be treated and cleaned up as is found in many homes. Further evaluation and repairs are recommended.



Furnace closet

REP The flatwork had settling signs, gaps, damages and irregularities. Repairs are needed.



I	NI	NP	D
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REP The driveway and flatwork spacer boards had some deterioration, and some of the spacer boards were missing. Gaps at the driveway and walkways could be repaired and sealed by a qualified contractor.



MONI Items and furniture were present in the home that obstructed viewing and limited access. There were areas that could not be fully inspected. Further investigation and repairs should be performed such as once the items are removed.

REP The built-in shelving had limited damage and irregularities that could be repaired.



II. ELECTRICAL SYSTEMS

Many of the electrical system parts were not readily visible or apparent at the time of the inspection. Further evaluation and testing by a licensed electrician is recommended.

A. Service Entrance and Panels

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.229 (a).

Comments:

BASIC INFORMATION

Service entry into building: Underground service lateral

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 100 amperes

System grounding source: Driven metal rod

Branch circuit protection: Circuit breakers

Wiring material: Copper main service wiring where seen

Wiring method: Non-metallic sheathed cable or 'romex'

I	NI	NP	D
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METER & MAIN

View of the meter and service entrance



ELECTRIC METER

The electric meter is outside on the right side of the building.

MAIN SERVICE

The main electrical service panel is in the garage.

MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.


GENERAL COMMENT

Views of the breaker panel



The visible electrical system was for the most part in good condition and the components appeared to be properly installed.

AFCI PROTECTION

 Arc fault protection devices are a feature that could prevent fires in sleeping quarters and/or other rooms. AFCI breakers were not present, since they were not required at the time the home was constructed. They could be installed as a safety upgrade.

B. Branch Circuits, Connected Devices, and Fixtures

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.229 (b).

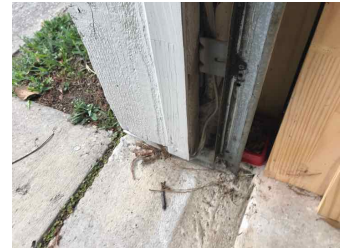
Type of Wiring: Copper

Comments:

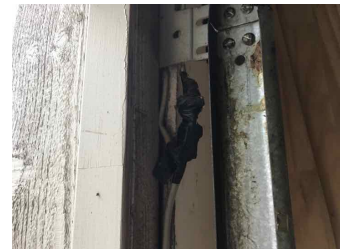
I NI NP D

WIRING

SAFT Exposed wiring was present that needs to be protected, to reduce the risk of shock.



SAFT Running splices, which are improper connections outside of a junction box, were present. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage.



RECEPTACLES

SAFT The laundry room electrical receptacles did not have GFCI protection, which is recommended and should be installed as a safety precaution.



SAFT There were gaps at some of the electrical receptacles between the receptacle covers and the walls. This is a safety risk that should be repaired.



I	NI	NP	D
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IMPR The dryer receptacle was an older 3-prong type receptacle. Newer dryers that have 4 prongs would require a different receptacle, which could be installed by a licensed electrician.

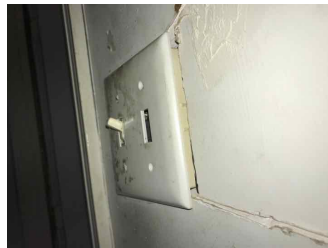


OUTDOOR RECEPTACLES

MONI The outdoor receptacles were not tested for GFCI protection as the home was occupied and the reset was not readily apparent. Further evaluation is recommended.

SWITCHES

SAFT There were gaps at some of the electrical switch covers and at the switches between the switch covers and the walls. This is a safety risk that should be repaired



SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

Smoke detectors and carbon monoxide detectors were present at the required locations, and they operated properly when they were tested during the inspection

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C. Other

Comments:
Not Inspected & Not Present

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The heating and cooling system was tested using normal controls, however not all of the parts or systems were readily accessible. Further evaluation and repair by a licensed HVAC contractor is recommended.

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A. Heating Equipment

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (a).

Type of Systems: Forced Hot Air
Energy Sources: Energy source: Natural gas
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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BASIC INFORMATION

Furnace location: Hall closet

Carrier

VIEW OF UNIT(S)

View of the heating equipment



Made in 2019

GENERAL COMMENT

Views of the heating supply and return readings.



Supply



Return

The heating equipment was fairly new, heated properly and responded to normal operating controls and with routine maintenance should be reliable for a number of years.

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B. Cooling Equipment

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (b).

Type of Systems: Central Split System

Comments:

BASIC INFORMATION

Method of cooling: Gas compression

Type of system: Gas heat with air conditioning

Number of units: 1

Location of equipment: Split or remote system

American standard

Condenser location: Rear of structure

Electrical disconnect location: Adjacent to condensing unit

I NI NP D

GENERAL COMMENT

Views of the air conditioning supply and return readings.



Supply



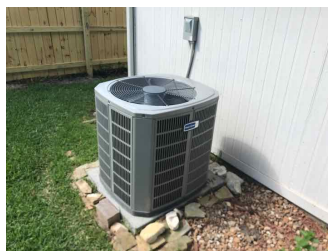
Return

MONI The air conditioner equipment was not opened or dismantled. Further evaluation by a HVAC contractor is recommended.

DEFF The air conditioning equipment is near the middle of its expected service life. It may soon need servicing or repairs. A budget should be maintained for this.

CONDENSING UNIT

Views of the condenser unit



3 ton unit, made in 2016, uses 410a coolant, min/max amps: 18-30

REP The air-conditioner condenser unit did not have hardware anchoring it to the concrete pad that it was resting on, which should be installed to reduce chances of it blowing away or moving around in high winds or severe storms.



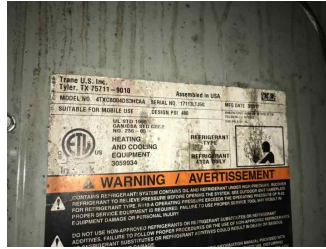
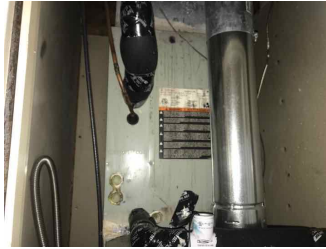
REP The air conditioner coolant lines insulation had gaps that need to be repaired.



I	NI	NP	D
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EVAPORATOR COIL

Views of the evaporator unit



Made in 2017

C. Duct Systems, Chases, and Vents

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (c).

Comments:

DUCTS

The ducts were functional at the time of the inspection.

REP The ducts and HVAC systems have been in use since they were installed. Some mold and organic growth is often present and concealed. They should be professionally cleaned or replaced by a qualified HVAC contractor, and the filter(s) should be in place and replaced on a regular basis.

REP A dirty return air filter was present. It is recommended that filters be changed periodically such as when they start to get dusty.



D. Other

Comments:

Not Inspected & Not Present

IV. PLUMBING SYSTEMS

Most of the plumbing supply and drain system parts were concealed and not readily visible at the time of the inspection. Further evaluation and hydrostatic testing such as by a licensed plumber is recommended.

A. Plumbing Supply, Distribution Systems and Fixtures

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(a)

Location of Water Meter: The water meter was located at the front of the building.

Location of Main Water Supply Valve: We were unable to locate the main shut-off for the

I	NI	NP	D
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domestic water supply system other than at the meter. A main cutoff valve should be present.
Static Water Pressure Reading: 60 - 70 psi
Type of Supply Piping Material: Copper
Comments:

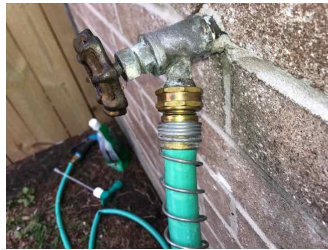
GENERAL COMMENTS

(MONI) Concealed and buried water lines, joints, and parts were present on the property that could not be readily viewed or evaluated. Further investigation, such as hydrostatic testing, is recommended and could be performed by a licensed plumber.

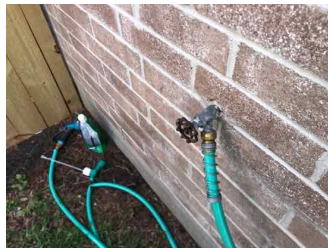
View of the water meter



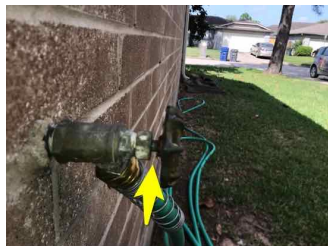
(SAFT) The exterior water supply faucets did not have backflow prevention devices, which should be installed.



(REP) There were exposed water supply lines that should be insulated to reduce chances of freeze damage.



(REP) Some of the exterior faucets leaked from the handle areas when they were operated. They need to be repaired or replaced.



I	NI	NP	D
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REP The water meter was buried and could not be readily observed. Dirt should be removed so it is visible.



REP The primary shower handle was damaged and could be replaced.



B. Drains, Wastes, and Vents

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(a)

Type of Drain Piping Material: PVC drains

Comments:

DRAIN LINES

MONI Concealed and buried drain lines were present that could not be fully evaluated, and their condition was not readily apparent. It is recommended that the drain lines be hydrostatically tested and sewer scoped by a qualified plumber.

REP Access to view under the primary bathroom tub was not readily available. This area could not be readily inspected. An access port should be installed.



I	NI	NP	D
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REP Some of the sink drain flange parts and drain stops were missing. Further evaluation and repairs are recommended.



Guest bathroom

MONI The primary bathroom sink drain had limited evidence of prior leakage. Further evaluation is recommended.



SINKS AND TUBS

REP The sinks had some surface marks and irregularities, however they were still useful at the time of the inspection. Repairs are recommended.



TOILETS

REP The guest bathroom toilet was loose and moved around. It needs to be properly secured to the drain flange and flooring.



C. Water Heating Equipment

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(b)

Energy Sources:

I	NI	NP	D
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Natural gas

Capacity: 40 gallons

Comments:

BASIC INFORMATION

Location: In the garage

Unit type: Free standing tank

GENERAL COMMENT

Views of the water heating equipment



Made in 2021

The water heater(s) heated water at the time of the inspection.



This was a newer water heater, that was operating and with routine maintenance should be reliable for a number of years.

REP There was not a drain pan or drain line installed under the water heater to catch and divert any dripping water to the exterior of the home. A drain pan and drain line that drains to the exterior should be installed to prevent water damage to the interior of the home.



I	NI	NP	D
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T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. The temperature and pressure relief valve operated properly when it was tested during the inspection.



D. Hydro-Massage Therapy Equipment

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(c)

Comments:

Not Inspected & Not Present

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Type of Gas Distribution Piping Material: Galvanized steel

Comments:

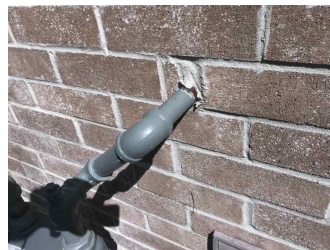
GAS METER COMMENT

View of the gas meter



GAS PIPING

REP A protective sleeve or wrap was not present where the main gas supply line passed through the exterior wall, which should be present to protect the gas line.

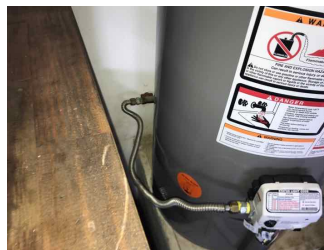
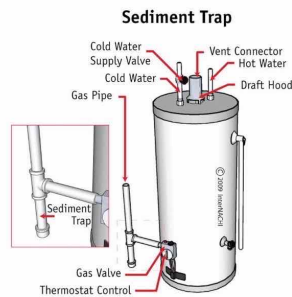


I	NI	NP	D
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SAFT Bonding between the gas supply lines and the breaker panel was present.



REP A sediment trap was not present at the gas supply line connected to the water heater. Repairs are recommended.



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F. Other

Comments:

Not Inspected & Not Present

V. APPLIANCES

The accessible areas and appliances were evaluated, however some concealed conditions may be present, and all equipment will eventually need to be repaired or replaced. It is advisable to maintain a reputable and comprehensive warranty on the property especially once the home builder's warranty has expired.

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A. Dishwashers

TREC SOP's apply. See 22 TAC §535.232(b)

Comments:

DISHWASHER

Views of the dishwasher



The dishwasher responded to normal user controls and was found in operating condition.

I	NI	NP	D
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REP The dishwasher was turned on with the normal operating controls and found to be working. However, it was unusually noisy. Noisy operation suggests bearing or pump wear. The need for repair or replacement should be anticipated.

SAFT The dish racks had started to rust and may soon need repairs.



SAFT The dishwasher drain line did not have a visible anti-siphon airgap device, which is recommended to reduce chances of water backing up into the dishwasher if the drain lines become clogged. This is found at many houses. It could be installed.

REP The dishwasher door springs were worn out and did not support the door. Repair is needed.



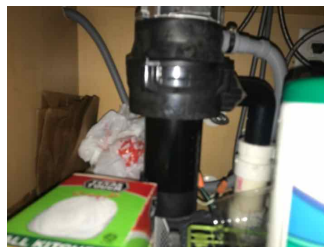
B. Food Waste Disposers

TREC SOP's apply. See 22 TAC §535.232(c)

Comments:

DISPOSAL

Views of the disposal



The disposal was turned on with normal user controls and observed to be in working condition.

DEFF The disposal had rust in the grinding chamber, and eventually will rust out. A budget should be maintained for replacing it within the next few years.

I	NI	NP	D
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SAFT The disposal wire was partly exposed and should be protected in conduit.



C. Range Hood Exhaust Systems

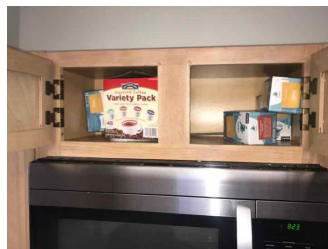
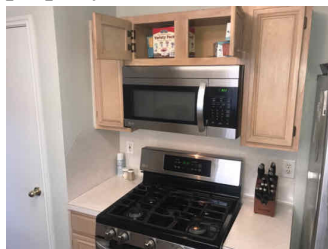
TREC SOP's apply. See 22 TAC §535.232(d)

Comments:

VENTILATION

IMPR The range hood had a recirculating vent fan. This could be converted to a vent fan that vents out of the building for improved management of smoke and odors.

Kitchen ventilation is provided by a microwave over the burners. The vent fan operated properly.



D. Ranges, Cooktops, and Ovens

TREC SOP's apply. See 22 TAC §535.232(e)

Comments:

OVEN

Views of the oven



The oven was turned on with normal operating controls and found to be in satisfactory working condition, and heated to within 25°F of the desired temperature when set to 350°F.

I	NI	NP	D
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STOVE

Views of the range



The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

SAFT A range anti-tip bracket was not attached to the range and oven, which should be installed to reduce chances of it flipping over, such as if children climb on the opened oven door.

E. Microwave Ovens

TREC SOP's apply. See 22 TAC §535.232(f)

Comments:

MICROWAVE

Views of the microwave



The microwave oven operated properly and did not release excessive microwaves through the cabinet when it was tested during the inspection.

REP The microwave door and trim had limited damage and irregularities that could be repaired.



F. Mechanical Exhaust Vents and Bathroom Heaters

TREC SOP's apply. See 22 TAC §535.232(g)

Comments:

VENTILATION

The vent fans operated and vented properly when they were tested during the inspection.

I	NI	NP	D
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REP The laundry room did not have an exhaust vent present. A vent fan is recommended in this area to help limit moisture accumulation.

-

G. Garage Door Operators

TREC SOP's apply. See 22 TAC §535.232(h)

Comments:

GARAGE DOOR OPENER

View of the garage door operator



SAFT The garage door did not have optical sensors, which are recommended and should be installed as a safety precaution. They should be within 6" of the garage floor.

REP The garage door operator light cover was missing and could be replaced.



REP The garage door operator did not work properly to open and close the door as the chain was missing. Repairs are needed.



-

H. Dryer Exhaust Systems

TREC SOP's apply. See 22 TAC §535.232(i)

Comments:

I NI NP D

DRYER VENT

View of the dryer vent exterior termination



Dryer vent vents through the wall

SAFT The dryer vent had accumulated lint and debris, which is flammable. We recommend it be cleaned as a safety precaution.



WASHER/DRYER

Views of the washer and dryer



MONI The hookups for the washer and dryer appeared to be functional at the time of the inspection but were not readily accessible for a complete evaluation. The appliances themselves were not tested as clothing and items were present. Further evaluation is recommended.

The dryer hookup is intended for a gas or 240 volt electric unit.

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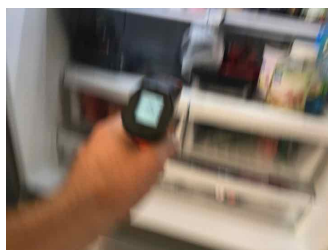
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I. Other

Comments:

APPLIANCES: OVERALL

View of the refrigerator and freezer



The refrigerator and freezer were found to be in satisfactory working condition.

VI. OPTIONAL SYSTEMS

There were concealed areas and parts at the items in this section that were not accessible or visible for inspection. Further evaluation by qualified, licensed contractors is recommended.

-

A. Landscape Irrigation (Sprinkler) Systems

TREC SOP's apply. See 22 TAC §535.233(c)

Comments:

Not Inspected & Not Present

-

B. Swimming Pools, Spas, Hot Tubs, And Equipment

TREC SOP's apply. See 22 TAC §535.233(d)

Comments:

Not Inspected & Not Present

-

C. Outbuildings

TREC SOP's apply. See 22 TAC §535.233(e)

Comments:

I	NI	NP	D
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MONI There was a shed or outbuilding that was not inspected. Further investigation and repairs are recommended.



D. Private Water Wells
TREC SOP's apply. See 22 TAC §535.233(g)

Comments:
Not Inspected & Not Present

E. Private Sewage Disposal Systems
TREC SOP's apply. See 22 TAC §535.233(g)

Type of System: Not Inspected & Not Present
Comments:

F. Other Built-in Appliances
Comments:
Not Inspected & Not Present

G. Other
Comments:
Not Inspected & Not Present