

Your

**Town &
Country
Home
Inspection**



LLC **Report**

for the property located at:
**12900 Walden Rd
Unit 508E
Montgomery, Texas 77356**



This inspection report is for the exclusive use of:



Date of Inspection: **May 20, 2022**

Inspector: **Joe Lipnickey, TREC #20387**
Joe@tandchomeinspection.com

25725 Moore Lane
Montgomery, Tx 77356
(936) 525-0550

www.tandchomeinspection.com



www.trec.state.tx.us


This real estate inspection and report is intended to meet or exceed the rules and regulations set forth by the Texas Real state Commission (TREC) as well as the International Association of Certified Home Inspectors (InterNACHI) in effect at the date of the inspection.



www.nachi.org



PROPERTY INSPECTION REPORT FORM

	05/20/2022
Name of Client	Date of Inspection
12900 Walden Rd, Montgomery, TX 77356	
Address of Inspected Property	
Joe Lipnickey	20387
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

NOTICE: Use of this report by any individual or without written notification by clients name above is subject to theft of service charges and criminal prosecution.

The inspection report is a binding legal contract agreement. By accepting this inspection report or relying on this report in any way the client affirms, understands, and has agreed to be bound by all terms, conditions, disclaimers and limitations contained in this inspection report whether the client has signed this agreement or not.

Important conditions, limitations and disclaimers:

1. This inspection report(s) is performed for the person, company or entity named on the report as the client. This report is not transferable to any other person, company or entity without written authorization.
2. The client affirms, understands that additional office fees may be included for scheduling of sub-contractors to perform additional inspections at time of scheduled home inspection.
3. This inspection report is in no way; a written or implied warranty, guarantee or representation against any conditions latent defects, hidden defects, equipment failure or structural component failure that may occur after the date of the inspection. Absolutely no guarantee, no warranty and no implied warranty is given or maybe construed exist.
4. It should be understood that the labeling of pictures does not mean that is the only place items were deficient.
5. This visual inspection report has been done on the equipment and structural competence listed only.
6. This is a visual inspection only, and does not deal with local/national codes, or any defects that were latent, hidden or not apparent at the time of inspection. This inspection report solely certifies to the apparent visual condition of those items listed at the time and date of inspection.
7. No engineering or scientific test were performed during the course of the visual inspection. This inspection does not include asbestos, lead based paint or mold testing.
8. This is not a warranty or guarantee of future performance of any mechanical or structural items. No estimates will be given either written or verbal. We recommend that only a licensed repair company in each area of specified expertise repair items and/or give estimates for repairs. Please remember that almost every item in any house, except a new one is in used condition and has ordinary wear and tear. Company does not hold its inspectors out to be specialists for any particular item. We will not make any recommendations regarding the value of the structure or whether or not the structure should be purchased.
9. Mold/mildew investigations are **NOT** included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a licensed professional investigator be obtained for that area of concern.

10. IF WE REMARK ABOUT AN ITEM AS "DEFICIENT" CUSTOMER SHOULD PRIOR TO PURCHASING THE STRUCTURE, HAVE THAT ITEM EXAMINED BY A SPECIALIST NOT EMPLOYED BY TOWN AND COUNTRY HOME INSPECTION. AFTER PROPER REPAIRS HAVE BEEN MADE BY A SPECIALIST, CUSTOMER SHOULD HAVE THAT SPECIALIST PROVIDE DOCUMENTATION OF REPAIRS MADE AND A FULL WRITTEN REPORT OF THE COMPLETE SYSTEM. The Specialist should be trained and qualified persons who are, whenever possible, manufacturer-approved service persons and who are licensed or bonded whenever such license or bond is required bylaw.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: All directions are from the street facing the house

Present at Inspection: Home Inspector, WDI Inspector,, Buyers Agent,

Building Status: Vacant Type of Building: Condo

Weather Conditions:Sunny/Fair Temperature: 86 Degrees F Humidity: 65 Percent

Square Footage of Structure: 866 Sq. Ft. Year of Construction: 1979 Direction of Front Door: South

Utilities On: YES

Special Notes:

The following items are common problems found after a house has been vacant and Town and Country Home Inspection will not be responsible for: (1) Sewer and drain lines stopping up. (2) Seals, or washers drying out and causing leaks in plumbing fixtures. (3) Garbage disposal locking up or not function properly. (4) Gas water heaters and gas furnaces - the thermocouples (pilot generators) may fail if gas has been turned off. (5) It is important to follow the foundation maintenance and monitoring programs outlined in the "Guide to Foundations Maintenance." This applies to all houses whether vacant or not. OTHERWISE, FOUNDATION PROBLEMS CAN EASILY DEVELOP IN A VERY SHORT PERIOD OF TIME.

Special Note: This structure appears to have been remodeled or had additions added. Due to wall and floor coverings it is not know is the foundations are properly tied together or working independently of each other. Further due to exterior, interior and roof coverings it could not be determined if the additions were properly attached.

REAL ESTATE AGENT

Kathy Grossmann
(303)941-0252

kathy@fairemanor.com

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

OBSERVATIONS:

The foundation on this property appears to be the responsibility of the property management. While the individual property owner may not be responsible for maintenance or repairs, deficiencies in this area may impact the structure or function in the residence. Observations are made for informational purposes only.

B. Grading and Drainage

OBSERVATIONS:

The grading and drainage on this property appears to be the responsibility of the property management. While the individual property owner may not be responsible for maintenance or repairs, deficiencies in this area may impact the structure or function in the residence. Observations are made for informational purposes only.

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: From ground with binoculars

Comments:

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected general condition and appearance of roof, for evidence of previous repairs, and for evidence of existing leaks.

Note: It is beyond the scope of this inspection to determine the age or expected life of the roof covering, to determine the number of layers of roof covering, or to identify latent damage.
[See TREC Standards of Practice for details \(Click here\)](#)

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Installed shingles have an adhesive strip which bonds them together to prevent tear-off by high winds. I attempted to lift the shingles in several locations to examine fasteners, but was unable to do so without potentially damaging the adhesive bond.

The roof on this property appears to be the responsibility of the property management. While the individual property owner may not be responsible for maintenance or repairs, deficiencies in this area may impact the structure or function in the residence. Observations are made for informational purposes only.

Note: Due to height of roof, assessment of roof condition is based on observation through binoculars from ground level. This is an extremely limited examination and should not be considered comprehensive. For an extensive examination, contact a roofing contractor. Due to configuration of home, there were areas of the roof that could not be viewed.

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DEFICIENCIES:



1. Observed various nails backing out of roofing material. Recommend replacing with new nails and properly sealing the area.

D. Roof Structures and Attics

Viewed From: N/A Condo/Townhouse (no attic)

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

OBSERVATIONS:

Not present

E. Walls (Interior and Exterior)

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Observed concrete fiber, wood on exterior walls, inspected interior and exterior walls for proper structural performance and evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, awnings or shutters. Inspector can not verify proper mix or composition of applied mortar or other adhesive.

[See TREC Standards of Practice for details \(Click here\)](#)

The exterior walls on this property appear to be the responsibility of the property management. While the individual property owner may not be responsible for maintenance or repairs, deficiencies in this area may impact the structure or function in the residence. Observations are made for informational purposes only.

Note: Walls appear freshly painted.

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DEFICIENCIES:

Exterior:

Not inspected

Interior:

No issues at time of inspection.

F. Ceilings and Floors

OBSERVATIONS:

Inspected ceilings and floors for proper structural performance and evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

Note: Ceilings appear freshly painted.

DEFICIENCIES:



2. Flooring was uneven or was not level in various locations. This condition is more common in older homes. Water penetrations and foundation settlement account for most occurrences. In some cases it may be possible (and recommended) to remove floor coverings to inspect the sub-flooring. The homeowner must give special permission. The Texas Real Estate Commission (T.R.E.C.) does not permit the inspector to remove or pull away floor coverings.

G. Doors (Interior and Exterior)

SPECIAL NOTE: Buyers should have all locks changed / re-keyed for safety / security concerns after closing but prior to move-in.

OBSERVATIONS:

Inspected doors for proper structural performance and operation, and for evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices.

[See TREC Standards of Practice for details \(Click here\)](#)

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DEFICIENCIES:



3. Hinge screws missing various locations. The hinge screws serve two purposes in the function of an exterior door. First they all need to be installed for security purposes, and second the weight of an exterior door is that which requires extra support.

H. Windows

OBSERVATIONS:

Inspected windows for proper structural performance and operation, for evidence of water penetration, for deficiencies in glazing and weather stripping, for obvious indications of broken seals on insulated windows, and for safety glass in required areas.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



4. Exterior weather stripping/beading on the windows has degraded or is ineffective. This condition is common in most homes as even the sun can deteriorate the weather stripping. Loose or improperly secured glass panes are considered a recognized hazard. Properly weather stripping the windows will also make the house more energy efficient and quiet.

I. Stairways (Interior and Exterior)

OBSERVATIONS:

Inspected for proper spacing between components, and for deficiencies in steps, stairways, landings and rails.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to exhaustively measure every stairway component.

[See TREC Standards of Practice for details \(Click here\)](#)

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The exterior stairways on this property appears to be the responsibility of the property management. While the individual property owner may not be responsible for maintenance or repairs, deficiencies in this area may impact the structure or function in the residence. Observations are made for informational purposes only.

DEFICIENCIES:

Exterior:

Not inspected

Interior:

No issues at time of inspection.

J. Fireplaces and Chimneys

OBSERVATIONS:

Not Present

K. Porches, Balconies, Decks, and Carports

OBSERVATIONS:

Inspected balconies, carports, porches and decks for proper safety railings, and for deficiencies in accessible and visible components, materials and connection points.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to exhaustively measure installed components, or to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



Spacing of posts on balusters and banisters that are higher than 30 inches above grade is changing in the industry. 5. The spacing of these posts should not exceed "4" inches. Because it is a safety concern with regard to small children, T.R.E.C. guidelines require that it be pointed out in this section of the report.

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6. Wood decay (water damage) was detected on the surrounding deck, porch or balcony. Weathered lumber should be treated with a water proofing product. This oil based products can be purchased at most home improvement stores and are easy to apply. Water damaged elements should be replaced or repaired. This condition can also be conducive to insect infestation. Timbor is another product to protect exterior decking from various types of wood destroying organisms.



7. Observed loose balusters. Recommend repair to prevent possible injury.

L. Other

OBSERVATIONS:

This section is for structural components that don't fit in any other category, most homes will not have anything in this section.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected service entrance and related panels, cabinets, boxes and boards, breakers, grounding electrode, and connected wiring.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to determine present or future sufficiency of capacity, conduct voltage drop calculations, verify accuracy of circuit labeling or operate circuit breakers. Arc-fault devices are not tested when property is occupied. Inspector may not activate breakers that have tripped or are turned off at the time of inspection.

[See TREC Standards of Practice for details \(Click here\)](#)

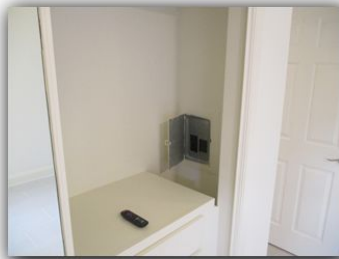
Main Panel Location: In a closet

Panel Manufacturer: General Electric

Main Panel Size: 100 Amp



DEFICIENCIES:



8. Breaker panels are not permitted in bathrooms or clothes closets.



9. Proper working space is not provided at the front of the panel. A minimum of 3 feet in front of panel by 30 inches wide by 6 feet 6 inches.

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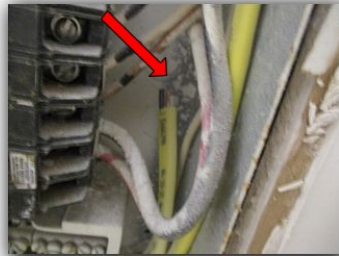
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10. The circuit breakers are not identified and labeled. Proper labeling of circuit breakers can be crucial during an emergency situation.



11. Wires were improperly spliced or terminated. Wire ends or splices should be capped or in junction boxes that are properly mounted. This condition is considered an electrocution/fire hazard and should be serviced by a licensed electrician.



12. Double lugging of Neutral wires was noted on the neutral bar.



13. Recommend a licensed electrician to clean out debris from electrical cabinet.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Wire

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

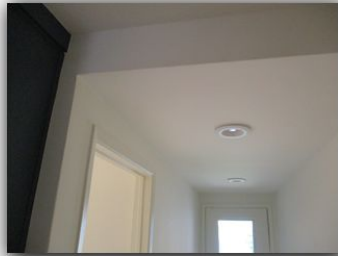
Inspected installed fixtures, devices, and accessible junction boxes. Looked for GFCI protection and equipment disconnects in required locations. Tested accessible smoke detectors by pressing "test" button.

Photos are representative of the issue and may not include all instances or locations of the issue.

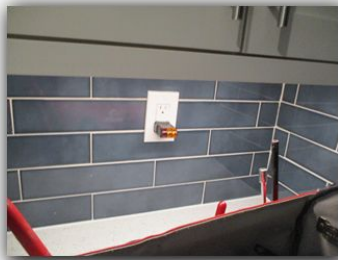
Note: Inspector is not required to examine low voltage wiring, verify the effectiveness or interconnectivity of smoke detectors, remove covers or wall plates, or disassemble mechanical devices.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:



In addition to being required in each sleeping area, 14. Smoke detectors are required outside each separate sleeping area in the immediate vicinity.



15. All 125-volt receptacles that serve counter top surfaces in the kitchen shall have GFCI plugs installed.



16. GFCI (ground fault circuit interrupter) not tripping when tested with external device in upstairs bathroom

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17. Ground Fault Interrupter outlets would not reset, outlets dead:

Locations: Kitchen



18. Open grounds were noted on three prong outlets in various locations.



19. Extension cords are being used as permanent wiring under kitchen sink. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is not adequate and should be updated. Recommend having a qualified electrician evaluate and make modifications as necessary. See UL reference on extension cord label.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Electric

Note: Furnaces do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace. I recommend contacting a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, check integrity of heat exchanger, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

20. Did not observe a required electric service disconnect at unit.

B. Cooling Equipment

Type of System: Central - Air Conditioner

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. Only licensed HVAC technicians are allowed to install gauges on any type of cooling equipment in the state of Texas. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation. Checked for proper access and clearances, adequacy of condensate drain system, insulation on pipes, condition of accessible coils, and condition and installation of window units.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home. Inspector should not operate the air conditioning system when the outdoor temperature is less than 60 degrees Fahrenheit.

[See TREC Standards of Practice for details \(Click here\)](#)

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Delta-T - 21 degrees

Note: A measurement of how well an air conditioning system is operating is called "*Delta-T*" and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 16 - 21 degrees.

Unit #1	Size	Year
Condenser	2ton	2021
Coil	2ton	
Furnace		



DEFICIENCIES:



21. Observed missing protection cover for exterior piping material.
Current standards require that piping insulation that is exposed to weather shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, wind and shall provide shielding from solar radiation that can cause degradation of the material. IECC R403.4.1
Adhesive tape shall not be permitted.



22. Condenser leaves or debris on it. Recommend cleaning this area so it can function properly.

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C. Duct Systems, Chases, and Vents

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected accessible ducting for condition and proper routing. Checked for air flow at registers. Checked condition of accessible fans, filters, grills and registers.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No issues at time of inspection.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Not Located property line @ front**

Location of main water supply valve: **Not located**

Static water pressure reading: **n/a psi**

Type of Supply Piping Material: **Unknown**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected visible and accessible plumbing for presence of active leaks, and for appropriate valves and back-flow devices. Observed accessible supply plumbing, tested fixtures not connected to an appliance, and tested mechanical operation of installed fixtures.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to operate main, branch or shut-off valves, nor to inspect systems or components that have been shut down or secured, circulating pumps, water softening or filtering systems, pressure tanks or sprinkler systems. Inspector is not required to determine quality or volume of water supply, or to verify functionality of back-flow prevention devices.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No issues at time of inspection.

B. Drains, Wastes, and Vents

Special Note: Refer to your online Home Binder for additional information.

Type of Drain Piping Material: Unknown

OBSERVATIONS:

Inspected visible and accessible plumbing for presence of active leaks. Observed accessible waste and vent plumbing, checked functional drainage at fixtures, and tested mechanical operation of installed fixtures.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to inspect systems or components that have been shut down or secured. Inspector is not required to verify functionality of floor drains.

[See TREC Standards of Practice for details \(Click here\)](#)

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DEFICIENCIES:



23. Observed drain stops not function properly.



24. Observed leaking drain under upstairs bathroom sink. These leaks can promote water penetration to the structure. Concealed damage is a possibility. Recommend having a licensed plumber repair the issue.

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Year: 2022

Comments: Hot Water Temperature was measured at 113 Degrees.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected water heater(s) for proper installation, checked fittings and visible components for corrosion and broken or missing parts, checked for shut-off valve and required safety features.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to verify effectiveness of T&P valve, nor to operate the valve if damage may result. Inspector is not required to determine efficiency or adequacy of the unit.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

25. Observed low water temperature. The proper temperature for the water should be 120 to 125 degrees. Recommend turning up the thermostats, if concerns exists, recommend further evaluation by a qualified plumber.

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NP=Not Present

D=Deficient

I NI NP D



26. Temperature & Pressure relief valve (TPR) should drain into a line that is plumbed horizontally or down, but cannot go back up (this keeps debris from going back to the valve). This line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate from 6 to 24 inches from the exterior ground with an elbow facing down. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.



27. Observed TPR valve drain line is connected directly to safety pan drain line. Recommend having a plumber install a check (one way) valve between the safety pan and TPR drain line. This will help prevent possible water from entering the safety pan if the TPR valve was to open.



28. No electric service disconnect installed at unit.

D. Hydro-Massage Therapy Equipment

OBSERVATIONS:

Not present

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

Photos are representative of the issue and may not include all instances or locations of the issue.

OBSERVATIONS:

Not present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

OBSERVATIONS:

This section is for plumbing components that don't fit in any other category, most homes will not have anything in this section.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in normal mode.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

29. Dishwasher did not operate properly at the time of the inspection.

B. Food Waste Disposers

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No deficiencies were observed.

C. Range Hood and Exhaust Systems

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation at high and low settings.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Special Note: Refer to your online Home Binder for additional information.

Special Note: Checked for proper installation and operation. All burners are operated at low and high settings. The oven is tested at 350 f. and a variance of more than + or - 25 degrees is considered defective. This means that the thermostat is not calibrated properly, is not positioned properly, or is absolutely defective.

Test Result: 325 Degrees

OBSERVATIONS:

Inspected installed appliance for proper installation and operation, burners tested at high and low settings, oven(s) tested at 350 degrees.

Photos are representative of the issue and may not include all instances or locations of the issue.

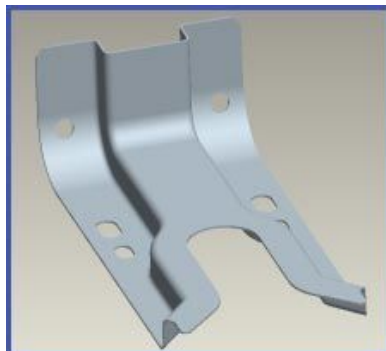
Note: Inspector is not required to comment on cosmetic deficiencies or to test self-cleaning functions. Did not test broiler.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

30. Oven does not operate within the allowable capacity tolerance. The oven is tested at 350 f. and a variance of more than + or - 25 degrees is considered defective. This means that the thermostat is not calibrated properly, is not positioned properly, or is absolutely defective. With today's computer panels you may try to contact the manufacturer to have them walk you through a recalibration process.

Test Result:325



31. Install anti-tip device as required.

Kitchen stove anti-tip bracket is a single or two piece device, supplied by the stove manufacturer, that must be installed at the base / behind the stove. It prevents the stove from tipping over or tilting while somebody applies pressure to the open oven door.

E. Microwave Ovens

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in heating a container of water.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies or to test for radiation leaks.

[See TREC Standards of Practice for details \(Click here\)](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

DEFICIENCIES:

No deficiencies were observed.

F. Mechanical Exhaust Vents and Bathroom Heaters

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No deficiencies were observed.

G. Garage Door Operators

OBSERVATIONS:

Not present

H. Dryer Exhaust Systems

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies.

[See TREC Standards of Practice for details \(Click here\)](#)

DEFICIENCIES:

No deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

OBSERVATIONS:

This section is for appliances that don't fit in any other category, most homes will not have anything in this section.

Report Summary

This is a listing of significant repair items noted in the report. While every attempt is made to include all pertinent items in this summary, it is possible that some items may be overlooked, or the buyer may feel that there are other items in the report that are of equal or greater significance. In no case should this summary be deemed a substitute for reading the entire report.

ROOF COVERING MATERIALS

1. Observed various nails backing out of roofing material.

CEILINGS AND FLOORS

2. Flooring was uneven or was not level in various locations.

DOORS (INTERIOR AND EXTERIOR)

3. Hinge screws missing various locations.

WINDOWS

4. Exterior weather stripping/beading on the windows has degraded or is ineffective.

PORCHES, BALCONIES, DECKS, AND CARPORTS

5. The spacing of these posts should not exceed "4" inches.
6. Wood decay (water damage) was detected on the surrounding deck, porch or balcony.
7. Observed loose balusters

SERVICE ENTRANCE AND PANELS

8. Breaker panels are not permitted in bathrooms or clothes closets.
9. Proper working space is not provided at the front of the panel.
10. The circuit breakers are not identified and labeled.
11. Wires were improperly spliced or terminated.
12. Double lugging of Neutral wires was noted on the neutral bar.
13. Recommend a licensed electrician to clean out debris from electrical cabinet.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

14. Smoke detectors are required outside each separate sleeping area in the immediate vicinity.
15. All 125-volt receptacles that serve counter top surfaces in the kitchen shall have GFCI plugs installed.
16. GFCI (ground fault circuit interrupter) not tripping when tested with external device in upstairs bathroom
17. Ground Fault Interrupter outlets would not reset, outlets dead:

- 18. Open grounds were noted on three prong outlets in various locations.
- 19. Extension cords are being used as permanent wiring under kitchen sink.

HEATING EQUIPMENT

- 20. Did not observe a required electric service disconnect at unit.

COOLING EQUIPMENT

- 21. Observed missing protection cover for exterior piping material
- 22. Condenser leaves or debris on it

DRAINS, WASTES, AND VENTS

- 23. Observed drain stops not function properly.
- 24. Observed leaking drain under upstairs bathroom sink.

WATER HEATING EQUIPMENT

- 25. Observed low water temperature.
- 26. Temperature & Pressure relief valve (TPR) should drain into a line that is plumbed horizontally or down, but cannot go back up (this keeps debris from going back to the valve). This line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate from 6 to 24 inches from the exterior ground with an elbow facing down
- 27. Observed TPR valve drain line is connected directly to safety pan drain line.
- 28. No electric service disconnect installed at unit.

DISHWASHERS

- 29. Dishwasher did not operate properly at the time of the inspection.

RANGES, COOKTOPS, AND OVENS

- 30. Oven does not operate within the allowable capacity tolerance.
- 31. Install anti-tip device as required.

It is recommended that all repairs should be performed by a qualified and licensed professional in the designated field. A home inspection is a relatively superficial examination of a broad range of items. When a specialist performs a repair it is more likely that any latent defects may be discovered.

All photos in the report are representative of the issue and may not include all instances or locations of the issue of the named deficiency.
