



TREC REI 7-6
13906 Britoak Ln
Houston, TX 77079



Inspector
Beau Evetts
TREC#10434
713-351-9377
beinspected@hotmail.com



PROPERTY INSPECTION REPORT FORM

Allison Higbie <i>Name of Client</i>	04/26/2022 9:00 am <i>Date of Inspection</i>
13906 Britoak Ln, Houston, TX 77079 <i>Address of Inspected Property</i>	
Beau Evetts <i>Name of Inspector</i>	TREC#10434 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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 (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

In Attendance: Home Owner

Occupancy: Furnished, Occupied

Type of Building: Single Family

Weather Conditions: Clear, Warm

Inspection Information - BE Inspected, LLC:

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR (ORIGINAL PURCHASING PARTY) EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as inspected mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items noted as not inspected in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term No Comments indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. This inspection report does not guarantee concurrence with city building and electrical codes. This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of

any item or object that would obstruct visual observation. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure
- 2) location or effects of geological faults or of any underground structure or object
- 3) location of gas lines and/or systems
- 4) presence of asbestos and/or radon gas
- 5) lead based paint and/or products made from or containing lead
- 6) adequacy of site drainage
- 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) determination of the presence or health effects of molds, mildew, etc.
- 9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

The inspector does not take care, custody or control of the structure at any time. If the structure is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated sellers disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims for damages, costs, expenses, repairs, or other liabilities against BE Inspected, LLC (the company) or the inspector arising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it. Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client.

The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s) in this agreement is/are violated this contract is null and void and the company assumes no responsibility for the home listed in this inspection report. Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorneys fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas. IF THERE IS A NEED TO CANCEL THIS INSPECTION, PLEASE INFORM US IN WRITING AT LEAST 24

HOURS IN ADVANCE. A CANCELLATION FEE OF \$150 WILL BE CHARGED IF THE INSPECTION CAN NOT BE PERFORMED FOR ANY REASON AND HAS NOT BEEN CANCELLED IN ADVANCE.

Seller Inspection:

This inspection is a seller inspection and should not be relied upon by any other party to any transaction. This inspection is not transferable.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension

Comments:

About Foundations:

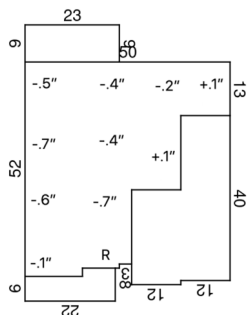
Two common Foundation types are a concrete slab or a pier and beam foundation. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Most parts of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Foundation Opinion - Good:

Opinion: Foundation appeared to be a monolithic slab. It is our opinion that no evidence existed to indicate recent excessive foundation settlement. The overall degree of foundation settlement was acceptable for a house of this age and type of construction. After a thorough visual inspection it appeared that the foundation was acceptable at the time of inspection.

Differential Measurements - Normal:

Floor differential measurements were taken around the home with the front door area used as the reference point. Floor coverings and original construction should be considered when reviewing floor differential readings. In our opinion, differentials did not appear to be excessive.



1: Post Tension Cables

Recommendation

Ends of some post tension cables were exposed. These should be properly repaired and sealed to avoid further deterioration.

Recommendation: Contact a qualified professional.

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B. Grading and Drainage

Comments:

About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Drainage System:

Drainage system was installed. System was not inspected or tested.

1: Excess Vegetation

🟡 **Recommendation**

Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

Recommendation: Contact a qualified professional.

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2: Gutter Debris

🟡Recommendation

Gutters should be cleared to allow for proper drainage.

Recommendation: Contact a qualified professional.



3: Cracked Flatwork

🟡Recommendation

There were some cracks on flat work around the home and in the garage.

Recommendation: Contact a qualified professional.

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C. Roof Covering Materials

Types of Roof Covering: Asphalt Composite

Viewed From: Roof, Ground With Binoculars

Comments:

About Roof Coverings:

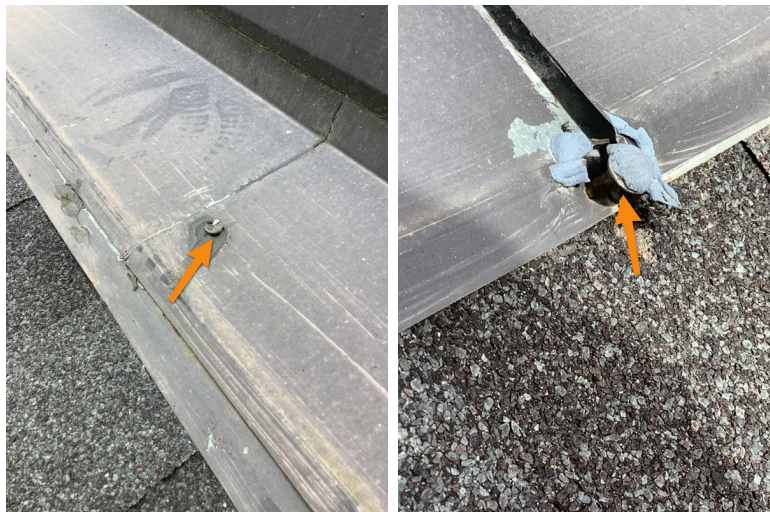
The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

1: Exposed Nails at Flashings

🔴 Recommendation

Exposed nails were noted at some roof penetration flashings. These should be properly sealed.

Recommendation: Contact a qualified professional.



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2: Flashing not Flush

🟡 Recommendation

Most Notable: Lower Rear

Flashing was not flush with the roof surface.

Recommendation: Contact a qualified professional.



D. Roof Structures and Attics

Viewed From: Floored Area

Viewed From Floored Area:

Attic was observed from the floored area of the attic only. Much of the attic was not accessible.

Approximate Average Depth of Insulation: 12 Inches

Comments:

About Roof Structure and Attic:

The attic of a house is important for many different reasons. In warm moist climates the attic is the key to having an energy efficient house. Insulation in the attic should be sufficient. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net attic venting should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

E. Walls (Interior and Exterior)

Comments:

About Interior and Exterior Walls:

Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective

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building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is NOT a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Exterior Wall Material: Brick, Fiber Cement, Stone, Wood

Interior Wall Finishes: Drywall

Personal Items:

Some areas were not accessible or visible due to personal items and/or furniture. Garage was largely inaccessible.

Garage Finishes:

Garage walls were finished out. Garage framing was not visible or accessible.

Cabinets And Closets:

Many areas in cabinets and in closets were not completely accessible.

1: Siding Not Sealed

🔴Recommendation

Wall gaps were observed. Most notably at siding seams and/or nail heads. Fiber cement siding manufacturers recommend all gaps be sealed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

Recommendation: Contact a qualified professional.



2: Rust at Lintels

🔴Recommendation

Lintels around the home showed signs of possible rust. These should be properly sealed.

Recommendation: Contact a qualified professional.

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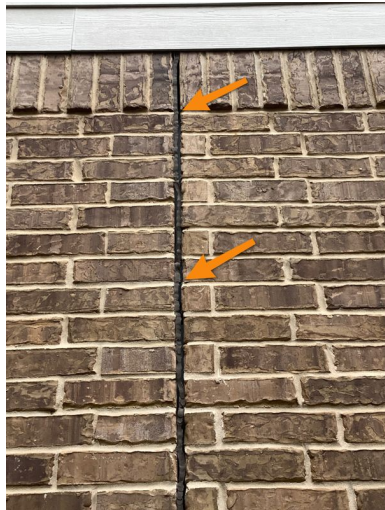
3: Expansion Joint Filler

🔴 Recommendation

Rear Wall

Expansion joint filler showed signs of deterioration. There as evidence of some possible settlement at the rear joint. Expansion joints should be properly sealed around the home.

Recommendation: Contact a qualified professional.



F Ceilings and Floors

Comments:

About Ceilings and Floors:

Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

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Ceiling Type: Drywall

Floor Type: Wood, Tile, Carpet

1: Drywall Repairs

🔴 Recommendation

Most Notable: Garage

Evidence of possible drywall repairs were observed around the home.

Recommendation: Contact a qualified professional.



2: Drywall Cracks

🔴 Recommendation

Most Notable: Master Bathroom

Some drywall cracks were observed around the home. These should be sealed and monitored.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

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Comments:

About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

H. Windows

Window Type: Vinyl

Comments:

About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Window Coverings Not Inspected:

Window coverings were not inspected.

1: Exterior Window Seals

🔴Recommendation

Some windows were not completely sealed around the exterior framing.

Recommendation: Contact a qualified professional.



2: Window Seal Compromised

🔴Recommendation

Front Middle Bedroom

Window(s) appeared to be stained on the interior of the window between the panes. This may indicate that the window seal has been compromised. Recommend further evaluation by a window professional.

Recommendation: Contact a qualified professional.

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I. Stairways (Interior and Exterior)

Comments:

About Stairs:

Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

J. Fireplaces and Chimneys

Comments:

About Chimneys:

Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, combustion air, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Location(s): Den



Type: Sealed Combustion

Unit Operated:

Unit was operated with the remote.

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K. Porches, Balconies, Decks, and Carports

Comments:

About Porches, Balconies, Decks and Carports:

Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

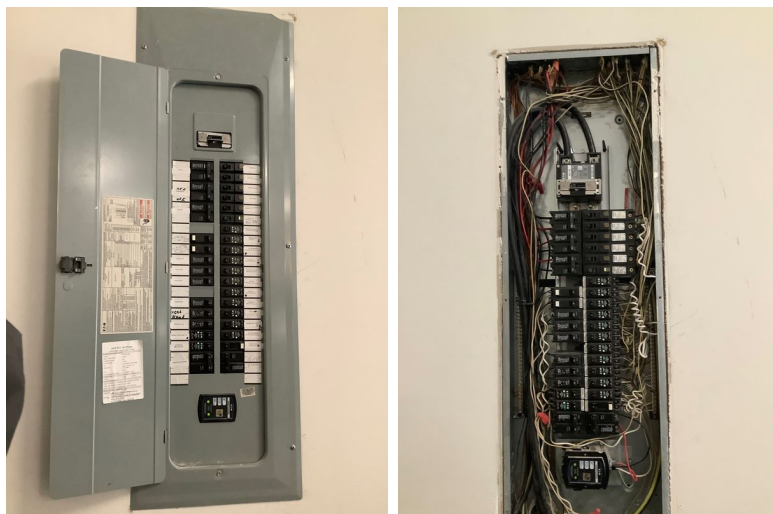
About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any over current devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Panel(s) Location: Garage

Wiring Type and Amp Rating: Copper, Aluminum, 200 amp

Service Panel(s) Description:

3 wire 120/240v service feeds electrical panel with 4/0 AWG aluminum wire which is rated for 200 amps. The main disconnect breaker was 200 amps. The cabinet (rated for 200 amps) appeared to be grounded and neutrals/grounds bonded. Trip ties appeared to be installed properly. It appeared that AFCI circuits were partially installed.



Visible Bonding Was Observed:

Proper grounding/bonding was not completely visible or verifiable on all metal water/gas piping and appliances. Many areas were concealed and not accessible or visible. Visible bonding was observed at the exterior gas piping. We recommend proper grounding/bonding of applicable systems, water heater and appliances be verified by a qualified licensed electrician.

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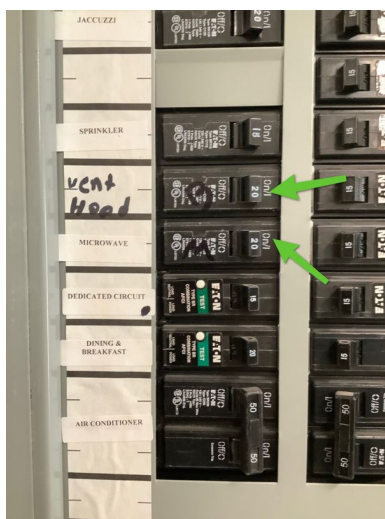
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AFCI Breakers:

AFCI breakers were not completely installed. Per the 2015 NEC (National Electric Code) AFCI breakers are required in most 15 and 20 amp circuits supplying power to household outlets and devices including kitchens and laundry room. They are not typically required in exterior, garage or bathroom circuits. Typically homes prior to 2006 did not have any form of AFCI protection as a part of the original construction.



Concrete Encased Electrode:

A concrete encased electrode was observed within the outside wall of the garage and could possibly pose a hazard. Concrete installed with insulation, vapor barriers, films or similar items separating the concrete from the earth is not considered to be in "direct contact" with the earth. Note that while we are not able to positively determine whether such a vapor barrier is in place the International Residential Code requires that a 6-mil-thick polyethylene film be applied as a moisture barrier and is common practice in this area. This could mean that the foundation and rebar are not sufficiently in contact with the earth and may not be properly achieve grounding. We recommend further evaluation by a qualified licensed electrician to ensure proper function and installation.

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1: White Hot Wires

🔴Recommendation

There were white wires connected to breakers that appeared to be used as hot wires in the panel. Typically white wires should be designated as neutral only.

Recommendation: Contact a qualified professional.



2: Debris in Panel

🔴Recommendation

There was debris on the interior of the distribution panel.

Recommendation: Contact a qualified professional.

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3: Grounding Rod Above Grade Level

🔴 Recommendation

Grounding rod was well above grade level. This could indicate that the rod was not driven the required 8' into the Earth. Grounding rod should be driven to grade level.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

About Branch Circuits, Connected Devices and Fixtures:

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

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are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

GFCI Were Present:

GFCI outlets were present and functioning at the accessible outlets on the exterior, bathrooms, garage, utility room and kitchen.

Smoke Alarms Were Present:

Smoke alarms were present and functioning on all levels and in all bedrooms and adjacent areas.

Carbon Monoxide Detector(s) Were Present:

Carbon monoxide detectors were located. Carbon monoxide detectors are recommended outside of sleeping areas in homes that have gas appliances and/or an attached garage.

Outlets Not Accessible:

Many outlets were not accessible due to furniture and personal items.

Sensored Lights Not Tested:

Sensored lights were not tested.

1: Fixture(s) Not Functioning

Recommendation

Master Bathroom

Fixture(s) did not appear to be functioning around the home.

Recommendation: Contact a qualified professional.



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-

C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Gas Fired

Location: Attic

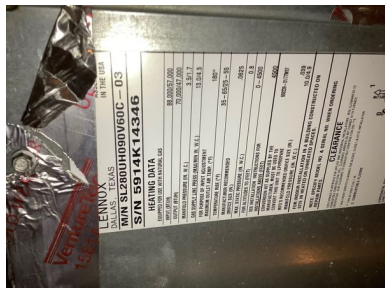
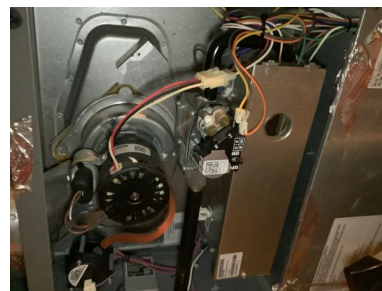
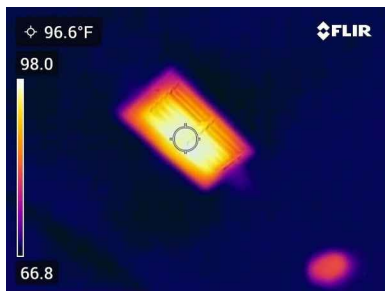
Comments:

About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector will operate the heating equipment if it is safe to do so. Inspectors will visually inspect the heating unit for general operation and safety issues. Inspectors do not disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing of the unit, uniformity of the air supply or types of insulation. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Furnace Description:

Furnace appeared to be manufactured by Lennox in 2014. Furnace was operated, access panel was removed and interior was observed. Appeared to be functioning as intended.



B. Cooling Equipment

Comments:

About Cooling Equipment:

The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Location: Attic, Exterior

Condensing Unit Description:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

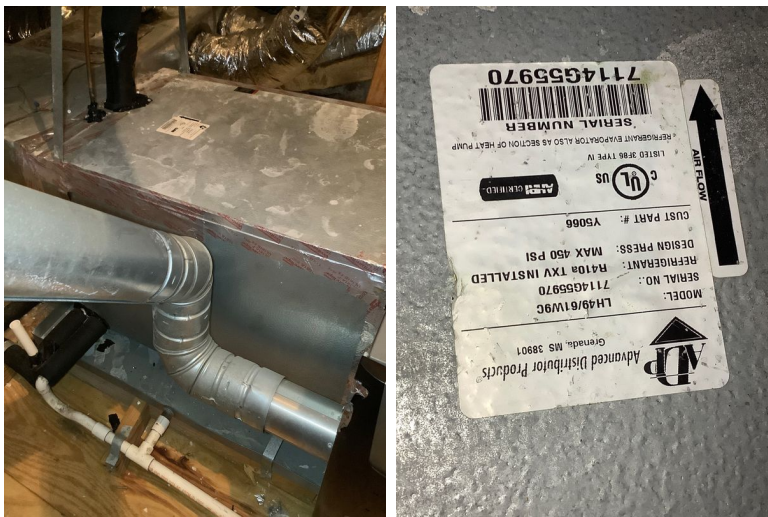
I NI NP D

Condensing unit appeared to be manufactured by Lennox in 2014. Unit appeared to be 5 ton. Per the manufacturer's label, max amps on breaker should be 60. Per the labeling on the electrical panel, AC was connected to a 50 amp breaker.



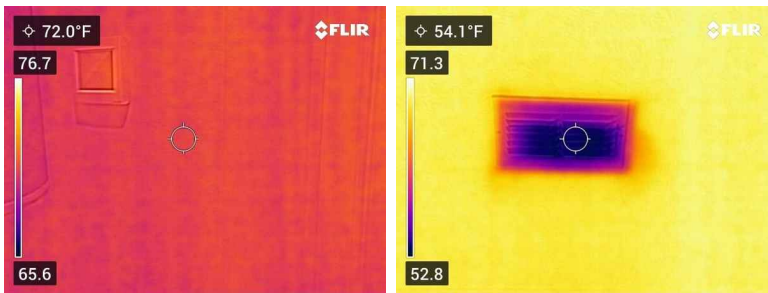
Evaporator Unit Description:

Evaporator unit appeared to be manufactured by ADP in 2014. Unit appeared to be 5 ton.



AC Temperature Drop - In Range:

AC appeared to be cooling properly. Temperature differential measured 18 degrees between air supply and registers. Typical range should be 15 to 20 degrees.



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I NI NP D

Coils Not Accessible:

Evaporator coils were not visible or accessible.

1: Insulation Deteriorated

Recommendation

Insulation was deteriorated on the exterior suction lines.

Recommendation: Contact a qualified professional.



C. Duct Systems, Chases, and Vents

Comments:

About Duct Systems, Chases and Vents:

Inspector will observe air ducts, and absence of air flow at accessible registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Media Filter(s):

Media filter(s) were installed.

I=Inspected

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I	NI	NP	D
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UV Light:
UV light was not inspected.

1: Unsupported/touching Ducts

🔴 **Recommendation**

Some air ducts did not appear to be properly supported and were laying on insulation and/or contacting other ducts.

Recommendation: Contact a qualified professional.



2: Air Filters Were Dirty

🔴 **Recommendation**

Air filter(s) were dirty.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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D. Other
Comments:

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I NI NP D

IV. PLUMBING SYSTEMS

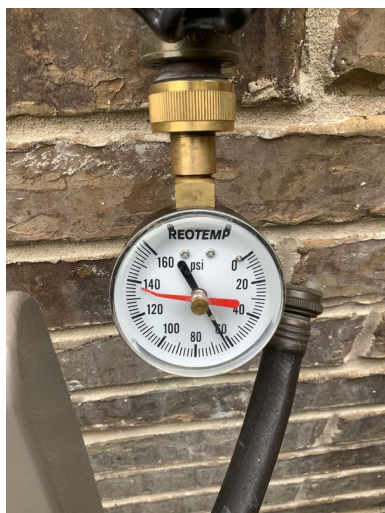
A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front Exterior



Location of Main Water Supply Valve : Side Exterior

Static Water Pressure Reading: 62 PSI



Type of Supply Piping Material: Unknown

Supply Line Material: CPVC

Comments:

About Pluming Systems:

The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found

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I	NI	NP	D
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could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Missing Access Panels:

There were missing access panels for the bath tub(s). Interior plumbing of the tub(s) were not inspected.

No Shower Pan Testing:

No specialized shower pan testing or inspection was performed. Fixtures are operated in the enclosures during the inspection, however, regular use may reveal deficiencies that are not discoverable at the time of inspection.

Shutoff Valve Wrapped:

Shutoff valve was wrapped and not visible.



1: Loose Plumbing Fixture

➔ **Recommendation**

Most Notable: Master Bathroom Sink

Loose plumbing fixture(s) were observed.

Recommendation: Contact a qualified professional.



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

Type of Drain Piping Material: PVC

Comments:

No Underground Testing:

No hydrostatic or underground pipe testing was performed. We recommend testing by a qualified licensed plumbing professional if there are concerns.

1: Tub Stopper(s) Inoperable

🔴 **Recommendation**

Upper Right Bathroom

Tub stopper(s) were not operable in the home.

Recommendation: Contact a qualified professional.



C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

Water Heater Information:

Water heaters (x2) appeared to be manufactured by Rheem in 2014.

Attic



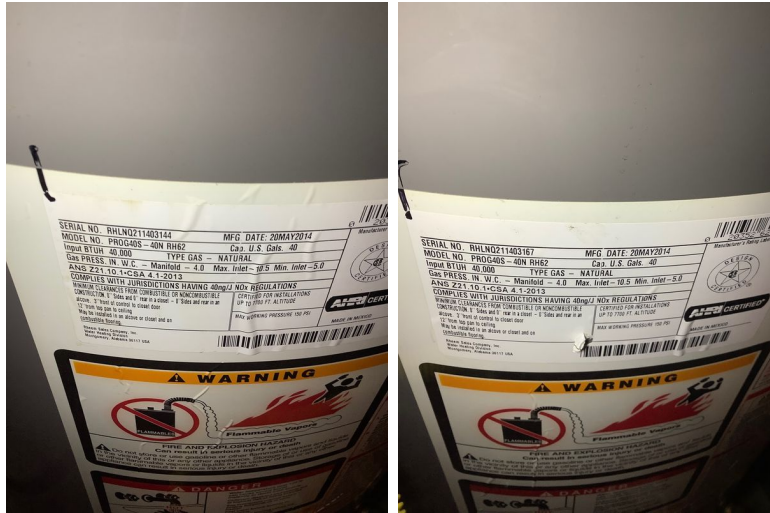
I=Inspected

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I NI NP D



Comments:

About Water Heaters:

Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the units capacity. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owners manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

TPRV Information:

Manufacturers of most Temperature and Pressure Relief Valves (TPRV) state that the TPRV should be replaced and/or evaluated by a licensed plumbing professional every two to three years.

TPRV Not Tested:

Temperature and pressure relief valve was not tested due to age, corrosion and/or general condition. Valve may not be functioning properly. We recommend the valve be checked by a qualified plumbing professional.

1: Corroded Connectors

➡Recommendation

Water line connectors showed signs of corrosion.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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2: Debris in Pan(s)

🔴Recommendation

There was debris in the water heater drain pan(s). This should be cleared to allow for proper drainage.

Recommendation: Contact a qualified professional.



3: Misaligned/Loose Flue Diverter

⚠️Safety Hazard

Both Units

Flue diverters did not appear to be properly aligned or secure on the water heaters. This could cause flue gases to spill into the attic.

Recommendation: Contact a qualified professional.

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I NI NP D

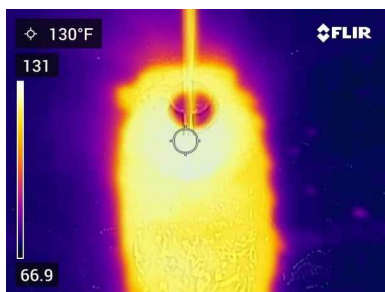


4: Hot Water Too Hot

▲Safety Hazard

In our opinion, hot water was too hot. Suspect this could be corrected by turning down the thermostats.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment
Comments:

F. Gas Distribution Systems and Gas Appliances
Location of Gas Meter: Side Exterior
Type of Gas Distribution Piping Material: Galvanized Steel
Comments:

1: Rust

👉Recommendation

Gas lines showed signs of rust.

Recommendation: Contact a qualified professional.

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D=Deficient

I	NI	NP	D
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I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

1: Soap Buildup

🔴 **Recommendation**

There was some soap/mineral buildup visible.

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Range/Cook Top Type: Gas, Electric

Comments:

Oven Operation:

Oven(s) were measured at or near 350 degrees when set at 350 degrees.

Cooktop Operation:

Cook top(s) operated normally.

1: Gas Shutoff Inaccessible

🔴 **Recommendation**

The gas shutoff valve was located behind drawers.

Recommendation: Contact a qualified professional.

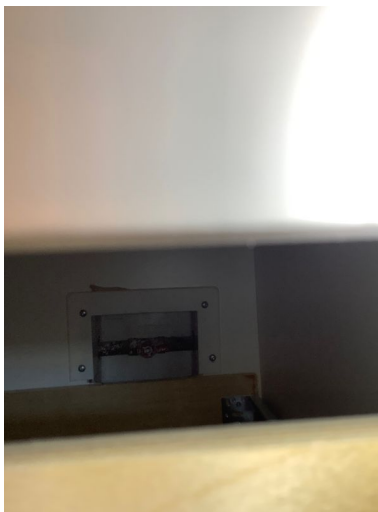
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I	NI	NP	D
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E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Door Type: Sectional
Comments:

1: Auto Reverse Inoperable

▲ Safety Hazard

Both Doors

Garage door opener auto reverse features were not functioning.

Recommendation: Contact a qualified professional.



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I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

1: Lint Buildup

▲Safety Hazard

There were signs of lint buildup in the dryer vent.

Recommendation: Contact a qualified professional.



I. Other

Comments:

No additional appliances were inspected.

Refrigerator(s):

Refrigerator(s) were not inspected.

Washer/Dryer:

Washer/dryer were not inspected.

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: