



Property Inspection Report

**Shane and Ashley Morris
1805 Autumn Pond Circle
Alvin, TX 77511
Midtown Park
Key Map 695M**

Monday, August 31, 2020



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ICC Certified Commercial Building Inspector # 8061161
ICC Certified Energy Conservation Inspector/Plans Examiner #8061161
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PROPERTY INSPECTION REPORT

Prepared For: Shane and Ashley Morris
(Name of Client)

Concerning: 1805 Autumn Pond Circle, Alvin, TX 77511
(Address or Other Identification of Inspected Property)

By: Clay M. Collins, TREC # 7147 Monday, August 31, 2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a

deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Date: 8/31/2020 **Start Time:** 11:55 AM/PM **End Time:** 02:02 AM/ PM

Description: Single Family, 1 floor

Square Footage: 1,601 **Structure Age:** 2014 **Builder:** Brighton Homes

Bedrooms (#): 3 **Baths (#):** 2

Occupied? Occupied **Garage:** Attached, 2 bays, 1 door

Temperature: 95°F **Rain within last three (3) days?** Yes No

For orientation purposes, front door faces: South, at approximately 170°

Present at inspection: Buyer Buyer's Agent Seller Seller's Agent WDI Inspector Other:

PLEASE NOTE

This was not a PASS / FAIL inspection. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice and its purpose is to provide you with information to use in making your purchase decision. If you do not read the entire document, you may miss important details that should influence your decision.

The Standards of Practice, adopted by the State of Texas for real estate inspections, defines a Deficiency as an issue that, in the inspector's opinion, *adversely and materially* affects the performance of a system or component; or *constitutes a hazard to life, limb, or property* as specified by the standards of practice. Some items may be commented on that are not technically correct, but are not material. This provides you with information about the house that may serve to help you understand its construction and manage its maintenance.

The responsibility to decide whether further analysis, repair, update or replacement of any System or component, based upon the Inspector's reasonable opinion and/or designation of "Deficient" is up to the person for whom the report was prepared.

This report shall supersede any written or verbal conversations, comments and or reports that were provided prior to providing this written report. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether an item was deemed deficient, or not.

This inspector was not aware whether this house had ever flooded, had windstorm, or any other significant damage. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. A **Comprehensive Loss Underwriting Exchange Report (C.L.U.E.®)** may offer additional information on losses, or payments for losses, on this property. We recommend that you check with your Agent for more information.

There were no tests for environmental agents such as lead paint or asbestos which may be present in homes built before 1978. While these have well publicized health hazards, this may not be a factor unless modifying the dwelling unit (cutting, drilling, or removing external wall cladding or interior gypsum wall and ceiling covers). I recommend that only qualified

contractors with knowledge and experience dealing with these materials be contracted for any such repair and removal of materials.

How to read this report.

Items highlighted in **Yellow** reflect either,

- items required to be reported as deficient by the Standards or practice,
- Items deemed, in the reasonable opinion of the Inspector, to be adverse *and* material, or
- Items deemed, in the reasonable opinion of the Inspector, to be unsafe.

Comments prefaced by "**Notice**" typically address limitations to the Inspector's ability to access or inspect components or systems.

Comments prefaced by "*Information*" may be technically deficient, but not considered to be, in the reasonable opinion of the Inspector, material.

Photographs are provided as a convenience and are representative of issues and may not depict all occurrences of a condition. These photographs are from this house/inspection unless specifically identified otherwise.

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

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I. STRUCTURAL SYSTEMS

A. Foundation

Type of Foundation(s): Slab

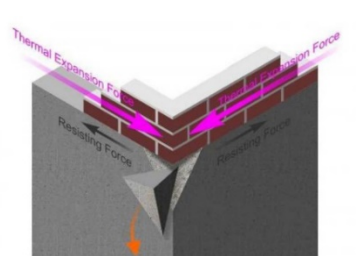
Comments:

Because floor coverings such as carpet, tile, wood flooring and vegetation, exterior porches and decks often prevent direct observation of the foundation, in addition to an inspection of the foundation perimeter, we rely on an inspection of symptoms of movement and damage to determine the condition and performance of your foundation.



This inspector evaluated foundation based on visible evidence of distress phenomena during an inspection of the perimeter of the foundation, walls and ceilings for cracks or buckling, inspection of frieze and trim for movement, inspection of doors and windows for fit and an operational test of each door and accessible window for binding. No evaluation of the foundation's elevation or slope was performed. We are unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movement.

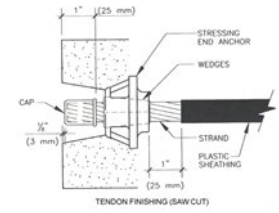
Maintenance: Spalling found within 12" of the foundation's corners may occur because of bonds between the brick and brick ledge and differential thermal movement. Spalling was noted at self-evident corners. This damage did not appear structurally significant and was not in need of repair at the time of this inspection.



Information: This foundation appeared to be strengthened by post-tensioned cables. This system utilizes cables installed within sheathing prior to the concrete pour, then placed under high tension and anchored. The Post Tensioning Institute (PTI) requires a brass plate or stamp within the concrete floor of the garage space, or a metal tag on the water line noting: Post Tension Slab: Do not cut or core. This requirement is for protection against repairs which may damage the cables and create additional damage to the foundation. These marking were not observed and the determination of the type of reinforcement was based on observation of covered, or uncovered, ends of tendons. [\[Construction and Maintenance Procedures Manual for Post-Tensioned Slab-on-Ground Construction 3rd Edition.\]](#)

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Written Opinion

The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement and positively determining the cause may not be possible.

The Texas Real Estate Commission’s Standards of Practice (Rule §535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component, or member. An opinion on the performance of the foundation at the time of inspection is not a warranty against future settlement or movement. We cannot predict future performance or represent the stability of this foundation based on a single observation.

In this inspector's opinion, the foundation was functional and at the time of this inspection.

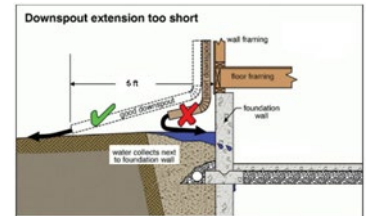
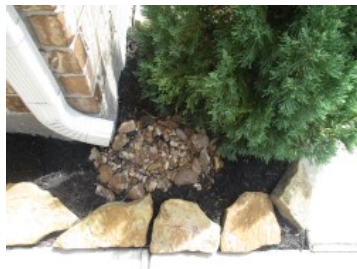
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B. Grading and Drainage

Comments:

Maintenance: This evaluation of *Grading and Drainage* is based on observations made at the time of inspection without taking elevation, level, or other equipment-based measurements. This does not, nor would other methods of evaluation, serve to ensure that heavy rainfall or rainstorm events would drain properly and not create rising water damage within the dwelling. Water will always run downhill, and if the speed of drainage cannot keep up with volume of water flow, water can intrude and may cause damage. Do not create berms or dams that serve to hold water in garden beds. Do not place fences that will impede water runoff back yards or courtyards. Do monitor yard spaces for proper drainage during rain events.

There were downspouts in the gutter system which directed water less than 5ft away from the slab. This may cause erosion at the foundation and allow undesirable movement.

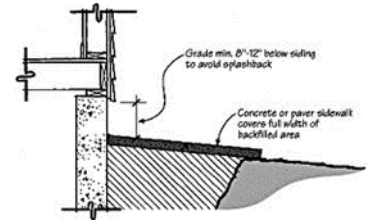


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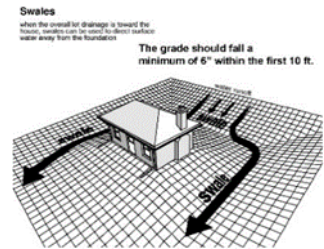
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Maintenance: Gutters and downspouts were installed at some eaves of this structure. I recommend, however, that as a structural improvement, gutters be installed on all horizontal fascia and that the downspouts direct water at least 5' away from the structure. This will improve drainage and reduce erosion and ponding which adversely affect foundations, driveways, and sidewalks.

Maintenance: A brick veneer house should have about 4" of clearance between the soil and the first course of bricks, and wood walls should have 6" of clearance between the wood and the soil. We urge caution in landscaping to ensure the proper clearance is maintained.



Maintenance: Lots should be graded to drain surface water away from the foundation walls. The grade should fall a minimum of 6" within the first 10'. This evaluation of drainage swales is based on observation only and may not reflect drainage under moderate or heavy rain events. Drainage swales may have to be periodically re-cut to address the accumulation of yard clippings, mulch, leaves and other organic materials. Underground drainage systems may also serve to preserve the performance of the foundation.



Maintenance: Shrubs planted too close to the foundation will hide the slab from view as they mature, creating conditions conducive to infestation by Wood Destroying Insects (WDI). Shrubs should not be planted closer to the slab than half of the mature width of the shrub.

Representative



Maintenance: Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI) the highest infestation of which within the United States is located here along the Gulf Coast.

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C. Roof Covering Materials

Type of Roof Covering: Asphalt - Laminated (Architectural)

Viewed From: Roof and ladder

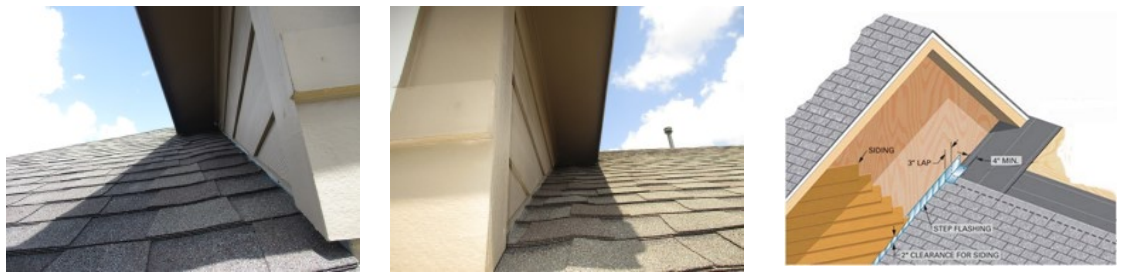
Comments:

Approximate age of roof cover: 2014

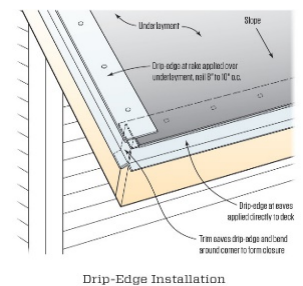
Notice: The Roof Covering Material has a useful life cycle based on the type of roof covering. This limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge if this roof leaks or not under a limited visual inspection. The Texas Inspection Standards of Practice for property inspections is not designed for underwriting or insurability.

Information: These asphalt shingles (architectural type), engineered with additional layers laminated to create a distinct 3-dimensional appearance, have a life expectancy between 25 and 30 years, barring acts of God, including windstorms, hailstorms, impact damage, etc.

Information: The flashing noted between the side walls and roof was hemmed (also known as “J” or “L” flashing). This type of installation prevented some shingles from lying flat. While this method of installation is now acceptable by Code, it does not generally follow the manufacturer’s installation recommendation. *National Roofing Contractors Association (NRCA)* recommends using a 7- by 8-inch (180- by 200-mm) step flashing for a standard asphalt shingle. These dimensions ensure a 2-inch (50-mm) minimum step flashing head lap, 4-inch (100-mm) extension onto each underlying shingle and 4-inch (100-mm) leg up the vertical surface to prevent leaks. The figure shows proper step flashing and diverter installation. No recommendation other than monitoring the roof cover.



Notice: The underlayment should extend down to and over the drip edge at the eave and be installed beneath the drip edge at the rake. The installation of the drip edge at eaves and rakes could not be observed or evaluated in all areas without damage to the seal(s) beneath the shingles. These shingles were properly sealed at the eave and the underlayment could not be observed or evaluated.



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No adverse and material issues deficiencies were observed at the time of this inspection.

D. Roof Structure and Attics

Viewed From: Attic, service passage and decking

Approximate Average Depth of Insulation: 12.75 inches

Comments:

Prevalent roof sheathing: Solid decking, radiant barrier type

Attic Framing: Conventional

An attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. We inspected the attic space from the scuttle or stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance.

Ventilation

Attic Ventilation: Soffit and Off-ridge vents

Information: The attic appeared to be well ventilated using a combination of vent types. As a rule of thumb, the temperature within the attic space should be within 20°F of the temperature outside. A poorly ventilated attic may shorten the useful life of the roof cover. The vents should not be blocked during the winter season to prevent the increase in humidity which will have a biological impact in the attic space.



Insulation

Type of insulation: Fiberglass, loose fill

Information: An Installer's Certificate was posted.



R-38

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Information: The stairway door did not have a retainer installed to prevent loose fill insulation from spilling into the living space when the attic access is opened. A wood framed, or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation. *Note that, in my experience, the retainer poses a greater threat to personal safety than justified by the energy savings; it makes entering and leaving the attic space complicated.*

Information: A radiant barrier-type sheathing was used as the roof decking.



No adverse and material issues deficiencies were observed at the time of this inspection.

E. Walls (Interior and Exterior)

Comments:

Wall Structure: Wood
Predominate siding: Masonry, cementitious board

Construction detail

This was NOT a Code inspection; however, some items will be presented as a comparison against minimum Code standards. Items identified may not meet these standards but do follow common construction practices or may have been allowed by the Authorities Having Jurisdiction (AHJ). The inspection Standards of Practice requires reporting deficiencies but do not define specifics in all cases. We may, then, present these items, *which are not both adverse and material*, without recommendations for repair.

Wood Destroying Insects (WDI)

Notice: *There was evidence of previous treatment for Wood Destroying Insects (WDI) which may include subterranean termites.*

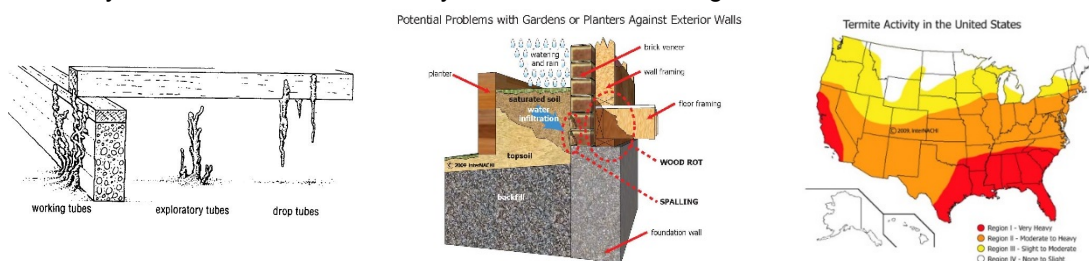


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Notice: Subterranean termites, including Formosan termites, are a type of invasive Wood Destroying Insects (WDI) that is prevalent along the Gulf Coast. These insects live in underground colonies and rise to the surface for food. As small as 1/8-inch-long, termites can enter through the smallest of cracks in the concrete slab, masonry, and mortar. While every effort is made to identify termite activity, severe damage can occur, or may have occurred, in areas hidden from view. While the most effective deterrent to infestation may be preventative treatment by a qualified, licensed Pest Control Operator/Applicator, you can minimize your risk by eliminating conducive conditions.

- Keep your foundation visible; do not store anything against the house that can hide termite activity.
- Keep soil and mulch levels down; allow at least 4 inches of your slab to be visible.
- Keep shrubs cut back so that there is access for inspection of the perimeter of your house.
- Finally, look for evidence of activity such as mud-tubes against the house.



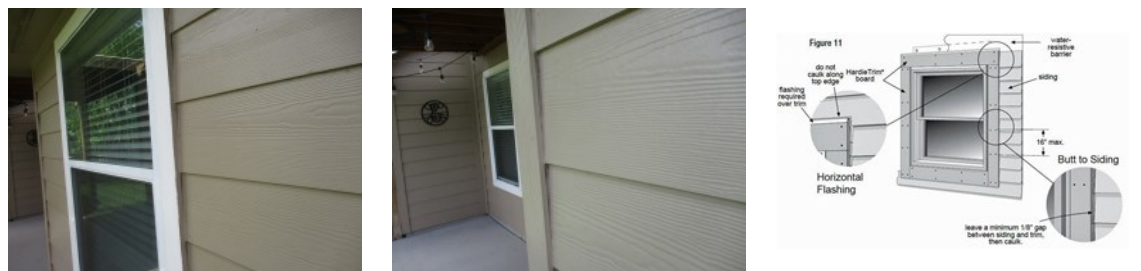
Interior

Notice: Furnishings, etc. may limit access to receptacles, switches, and fixtures within an occupied property. Receptacles which are not accessible cannot be tested or evaluated for orientation of the Hot and Neutrals, grounding, GFCI protection, etc. Every effort will be made to inspect those accessible without risk of damage to property, or injury to the inspector.

Exterior

Eaves, soffits, and fascia were inspected, and deficiencies may be reported as a component of the exterior walls.

Information: The cementitious siding was installed beneath, rather than butting to, the trim. While this is not the recommended method of installation, the manufacturer accepts this within this zone (HZ10). *Manufacturer's Installation Instructions - Technical Bulletin.* No recommendation.



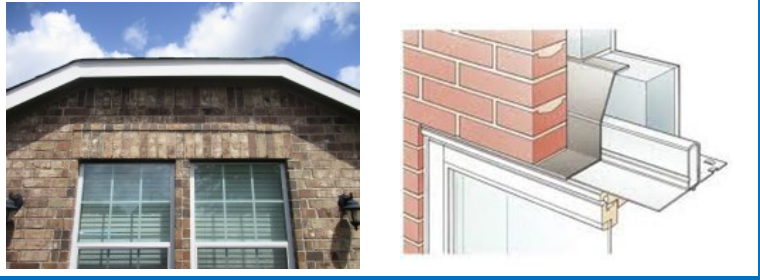
Information: Flashing was not observed above lintels above cavities in the masonry veneer, such as at windows, doors, and portals. Flashing above cavities in masonry walls should be installed above the steel lintel and should extend through the wall out to the front edge of the steel lintel. Note that we were not able to evaluate the window or door wraps behind the masonry which may be intended to serve as

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flashing. More likely than not, there was a plastic lining behind the masonry veneer to serve as flashing. No recommendation.

Maintenance: Steel lintels are installed over windows and doors in masonry walls to provide support to the masonry above. Should the lintels corrode, the expansion or failure of the steel during this process may cause brick and mortar cracks and affect the wall integrity. The life of these lintels will be preserved through normal paint and maintenance which includes addressing any corrosion promptly.



Information: The exterior wall envelope shall be designed and constructed in a manner that prevents accumulation of water within the wall assembly by providing a water-resistant barrier. Penetrations through the exterior wall enveloped should be flashed, caulked, or otherwise sealed to minimize the risk of water intrusion. Locations include electrical distribution panels, equipment disconnects, carriage lights, water, and gas pipes, etc. Cabinets should not be sealed on the bottom sides; while water intrusion is to be avoided, if water intrudes it should be allowed to drain.



Information: No flashing or weep holes were observed beneath the brick rowlock-type sills beneath the windows set into masonry walls. While technically incorrect, this method used here is the most common method of installing the rowlock. No recommendation.



Information: The brick rowlock-type sills had a slope less than 15° from horizontal. Brick Industry America (BIA) recommends a minimum slope of 15 degrees (Technical Note 36, "Brick Masonry Details: Sills and Soffits") intended to prevent water from standing on the sill. The rowlock did slope away from the wall and there was no visible evidence of water penetration. There were no adverse and material conditions observed at the time of this inspection. No recommendation.

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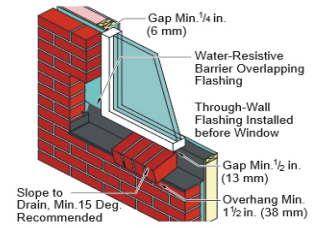


Figure 7
Window Jamb and Sill

Information: The masonry rowlock-type sills had a shallow overhang. Brick Industry Association (BIA) recommends that the masonry overhand by a minimum of 1 1/2 inches. (Technical Note 36, "Brick Masonry Details: Sills and Soffits"). There was no visible evidence of water penetration at the time of this inspection. We make no recommendation for repair. No recommendation.

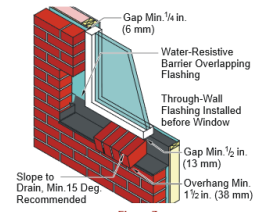
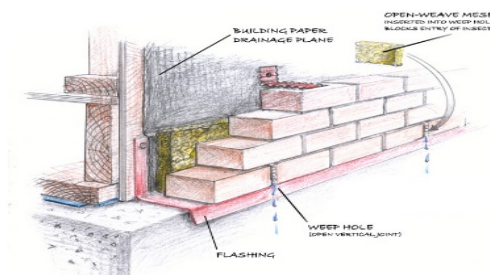


Figure 7
Window Jamb and Sill

Maintenance: Weep holes should be located "in the outside wythe of masonry walls at a maximum spacing of 33 inches on center" and should not be less than 3/16" in diameter and should be located immediately above the flashing. The purpose of weep holes is to allow water which may penetrate behind the brick veneer to drain outside the structure. These should not be plugged or sealed, doing so may prevent moisture drain from behind the masonry and will not prevent insect infestation. Mulch, soil, etc. should not be allowed to cover these holes to minimize the risk of Wood Destroying Insects (WDI) infestation.



No adverse and material issues deficiencies were observed at the time of this inspection.

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F. Ceilings and Floors

Comments:

No adverse and material issues deficiencies were observed at the time of this inspection.

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G. Doors (Interior and Exterior)

Comments:

Notice: Keys may not be provided for all doors and locks, and keys may not be tried in all locks. For safety, I recommend that all locks be rekeyed or replaced upon transfer of ownership.

Information: Openings between the habitable space(s) and the garage should be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors. Markings on the top edge of the door proved this to be a fire-rated door.



No adverse and material issues deficiencies were observed at the time of this inspection.

H. Windows

Comments:

Notice: Furnishings, window treatments, etc. may limit access to windows within an occupied property. Windows which are not accessible cannot be opened and evaluated for ease of opening, integrity of balance springs, or systems, some broken glass may not be visible, failure of seals, or other damage. Every effort will be made to inspect those accessible without risk of damage to property, or injury to the inspector.

Notice: Signs of lost seals in thermal pane windows may not be apparent at all humidity and temperature levels. Windows were only checked for obvious signs of seal damage, such as fogging, at the time of inspection. Note that most window manufacturers will void any warranty on thermal pane (double pane) windows if tint, film, reflective blinds, etc. are used. These products increase the heat through the vacuum and may damage the seals or other structural components.

Maintenance: Windowsills had been drilled for the installation of alarm contacts. Manufacturers of most window frames specifically prohibit drilling holes in the windowsill for installation of alarm contacts. We were not able to determine whether there was any hidden latent damage caused by this condition. I recommend that each of the contacts be caulked as a preventative measure against moisture damage.



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

I	NI	NP	D
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No adverse and material issues deficiencies were observed at the time of this inspection.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments:



No adverse and material issues deficiencies were observed at the time of this inspection.

L. Cabinetry

Comments:

Notice: Cabinetry is specifically excluded by the Texas Standards of Practice which governs this inspection. Cabinets are not structural components and are generally considered cosmetic in the same manner as floor, wall or ceiling covering, countertops, etc. While visible failure of hung cabinets may be reported, we cannot determine failure points or warranty the performance. Care should be exercised in storing items in wall hung cabinets.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Distribution Panel Location: Right side, near the front corner

Panel Brand: Square D

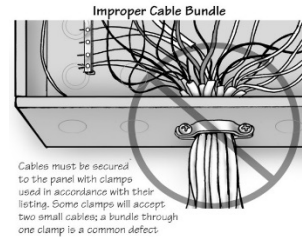
Notice: The minimum standards for electrical service continue to evolve for the safety of the homeowner. Changes to the code are intended to make each home safer from fire and shock hazards. The Texas Real Estate Commission (TREC) has adopted Standards of Practice which may require an Inspector to report conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be

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I	NI	NP	D
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reasonably determined, without regard to the Code at the time the house was built. The adequacy of the electrical service and load calculations are outside of the scope of this inspection.

Information: Branch conductors filled more than 75% of a raceway and individual conductors were not secured to the panel cabinet. Such constriction of conductors may generate excessive heat and de-rate the amperage of the cables. Each cable is to be secured to the panel box. While not technically correct, this method of installation is used on virtually all exterior-mounted cabinets and many cabinets installed within stud cavities on inside walls.



Grounding and Bonding

Grounding: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete encased electrodes, or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques. (Definition: National Electric Code, International Residential Code)

Bonding: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors: pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault. (Definition: National Electric Code, International Residential Code)

Service entrance and panels. The inspector shall report as Deficient, deficiencies in bonding and grounding. [§535.229\(a\)\(1\)\(G\)\(v\)](#) and [§535.229\(b\)\(1\)\(E\)\(iii\)](#)

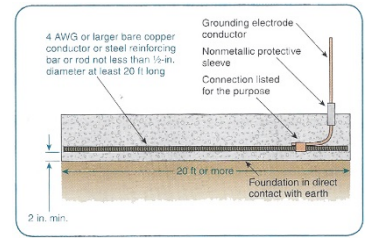
§535.227(5) (A)(iii) Departure – An inspector may depart from the inspection of a component or system required by the standards of practice only if, in the reasonable judgment of the inspector, conditions exist that prevent inspection of an item.

Notice: Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify *missing* Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are effectively bonded.

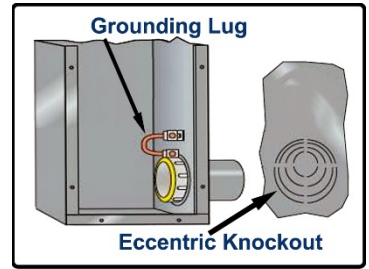
A concrete encased electrode was installed in a slab not in full contact with the earth. “Metallic components shall be encased by at least 50 mm (2 inches) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components *that are in direct contact with the earth*. While the builder likely left a portion of the outer beam exposed, the NEC states that “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 Authorities Having Jurisdiction (AHJ) may require that this electrode be installed. Recommend that a second ground rod be installed to meet the NEC requirement for Supplemental Electrode [2017 NEC 250.53 \(A\) \(2\)](#)

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I	NI	NP	D
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The raceway was not bonded to the electrical grounding system. Short Sections of Raceway. Isolated sections of metal raceway or cable armor, where required to be grounded, shall be connected to an equipment grounding conductor.



This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies, but not material or in need for repair. A qualified, licensed electrical contractor should further evaluate these service panels, and the conditions noted in § II. Electrical Systems B. Branch Circuits below and make repairs and replacements, as necessary.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Notice: Furnishings, etc. may limit access to receptacles, switches, and fixtures within an occupied property. Receptacles which are not accessible cannot be tested or evaluated for orientation of the Hot and Neutrals, grounding, GFCI protection, etc. Every effort will be made to inspect those accessible without risk of damage to property, or injury to the inspector.

Low voltage wiring systems, which may include Ring® door bells, garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice.

Outlets, Switches, Luminaries, Fans and Other Fixtures

Information: These outlets were tamper-resistant receptacles. These devices have shutters installed which prevent insertion unless two prongs enter the device at the same time. These often are initially resistant to plugs and we recommend care in first use. This may require no more than "wiggling" the plug during insertion. Otherwise, the shutters may be damaged.

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I NI NP D



Information: The electric outlet/receptacle at the clothes dryer connection was a 4-prong outlet.



Ground Fault Circuit Interrupters (GFCIs)

Information: GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Locations these devices are now required include: all kitchen countertop receptacles, the dishwasher receptacle, bathroom receptacles, receptacles within 6' of water, all outdoor receptacles, laundry room receptacles and all receptacles in the garage space. Missing GFCIs per today's standard is a TREC Standards of Practice reporting requirement. [TREC Standards of Practice reporting requirement.](#)

Information: If both Yes and No are marked, then at least one **was** protected by a GFCI, and at least one receptacle **was not** protected by a GFCI.

Ground Fault Circuit Interrupt (GFCI) Protection:

Location	YES	NO	Reset(s) Location
Bathrooms:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	primary bathroom
Garage:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	garage
Outdoors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	garage
Kitchen:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	kitchen (2 circuits or devices)
Dishwasher:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See informational note below
Disposer:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See informational note below
Laundry room:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See informational note below

Information: While the requirement for GFCI protection of the Dishwasher, Disposer, and Laundry Room circuit was a change in the NEC code, effective 09/01/2014, the Standards of Practice requires that "receptacles that are located within six feet of the outside edge of a sink" which are not GFCI protected, be reported as a deficiency. The Laundry Room was added because of the presence of the water supply line to the clothes washing machine. Today, protection of these circuits is typically provided by a combination GFCI/AFCI device installed in the distribution panel.

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Maintenance and Safety: Monthly testing of GFCI devices is typically required by the manufacturer. I recommend that these be tested at least twice a year.



Typical GFCI Installation
(read label on device)

Receptacle type ►
(most common)



◀ Panelboard type

Arc Fault Circuit Interrupters (AFCIs)

Information: AFCIs are intended to protect against electrical arcing that may lead to fire. Effective September 1, 2014 these are required to be installed at all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closet, hallways, laundry areas, or similar rooms or areas. The TREC Standards of Practice does not require that the lack of AFCIs be reported as a deficiency, only that deficiencies in the operation of installed AFCIs be reported. It is not typically practical, or feasible to upgrade to these devices and a licensed electrical contractor should be consulted before any action is taken.

Notice: §535.227(5) (A) (iii) Departure – An inspector may depart from the inspection of a component or system required by the standards of practice only if, in the reasonable judgment of the inspector, conditions exist that prevent inspection of an item. These devices *will not be tested* in an occupied, or furnished, property due to the risk of damage to installed electronic equipment.

Maintenance and Safety: Monthly testing of AFCI devices is typically required by the manufacturer. I recommend that these be tested at least twice a year.



Typical AFCI Installation
(read label on device)

Panelboard type ►
(most common)



No adverse and material issues deficiencies were observed at the time of this inspection.

C. Smoke, Fire and Carbon Monoxide Alarms

Comments:

Notice: This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are un-monitored, we may depart from the standard and not test these devices but will report that below. Otherwise, all *readily accessible* devices are tested with the integral Test button as recommended by the manufacturer.

Smoke/fire alarms:	#: 4	# tested: 4	# failed: 0
Combination alarms	#: 1	# tested: 1	# failed: 0

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I	NI	NP	D
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CO alarms #: 0 # tested: N/A # failed: N/A

Smoke Alarms

Information: Without regard to the age of the house, or standards in place at that time, single or multiple station alarms should now be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms (this may include hallways or common areas) and in the living space of each story of the building. Missing alarms per today's standard is a TREC Standards of Practice reporting requirement. *TREC Standards of Practice reporting requirement.*

Life Expectancy – Smoke Alarms: The U.S. Fire Administration for Homeland Security, the National Fire Protection Association (NFPA), the National Electrical Manufacturers Association (NEMA) and the Red Cross agree after working for 87,000 hours (about 10 years), normal environmental conditions in the home can have an impact on the performance of your smoke alarm.

Carbon Monoxide Alarms

Information: Beginning with the 2009 IRC, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units in which fuel-fired appliances are installed and in dwellings that have attached garages. The TREC Standards of Practice does not require that the lack of carbon monoxide alarms be reported as a deficiency, only that deficiencies in the operation of installed alarms be reported. TREC Standards of Practice reporting requirement. Installing carbon monoxide alarms is a simple and inexpensive improvement to life-safety in your home, and I recommend that these alarms be installed where noted. It is permissible, and common, to use combination devices in areas requiring both smoke and carbon monoxide alarms.

Life Expectancy – Carbon Monoxide (CO) Alarms: When CO alarms were introduced into the market, they had a limited lifespan of 2 years. Technology developments have increased this and many now advertise up to 7 years. Beginning in March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible “end of life” warning. The end of life warning alerts you that the unit has reached its expiration and should be replaced. Any CO alarm manufactured after April 2007 with a UL listing must include an end of life warning.”

Safety – Testing

Smoke and Carbon Monoxide alarms should be tested regularly per the manufacturer’s instructions; typically, weekly, or monthly. At a minimum, alarms should be tested per the National Fire Protection Association’s recommendations; test every six months and replace batteries every year.

Recommend that the smoke detector outside the guest bedrooms be replaced with a combination smoke/carbon monoxide alarm for safety.

No adverse and material issues deficiencies were observed at the time of this inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**

Type of Systems: See Addendum for description of the equipment

Energy Sources: Gas

Comments:

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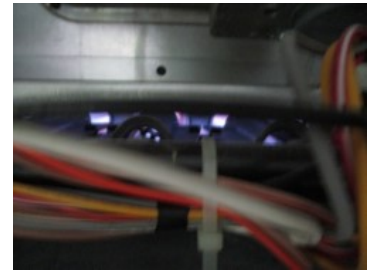
Notice: Heating Equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. I recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a fairly-new system a copy of the contractor's and manufacturer warranty to see if any warranty is available and can be transferred. *Without regard to its performance at the time of this inspection, because of the potential cost of repair or replacement, I recommend that older Heating Equipment (5, or more, years) be further evaluated, during the Option period, by a qualified HVAC specialist to help determine remaining life and cost of replacement.*

Thermostats were used in manual mode only.

The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat and observing a) flame ignition, b) fan operation, c) heat generation and d) cessation of fan operation when the demand was withdrawn.

Flame impingement, uplifting flame, improper flame color, or excessive scale buildup may reflect damage to the heat exchanger and the general condition of the unit(s) and will be reported if observed. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life.

The heating cycle appeared to be performing as intended within acceptable limits.



No adverse and material issues deficiencies were observed at the time of this inspection.

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B. Cooling Equipment

Type of Systems: See Addendum for description of equipment

Comments:

Notice: The Texas Real Estate Commission's Standards of Practice, to which we must adhere, specifically excludes verifying compatibility of components, tonnage match of indoor coils and outside coils or condensing units, or determining sizing, efficiency, or adequacy of the system. Performance of this equipment is based on an evaluation at the time of the inspection. Recent service, which may include adding refrigerant, may allow the equipment to perform in an acceptable manner and hide performance or lifespan concerns.

Notice: Cooling Equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. I recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a fairly-new system a copy of the contractor's and manufacturer warranty to see if any warranty is available and can be transferred. *Without regard to its performance*

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I	NI	NP	D
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at the time of this inspection, because of the potential cost of repair or replacement, I recommend that older Cooling Equipment (5, or more, years) be further evaluated by a qualified HVAC specialist, during the Option period, to help determine remaining life and cost of replacement.

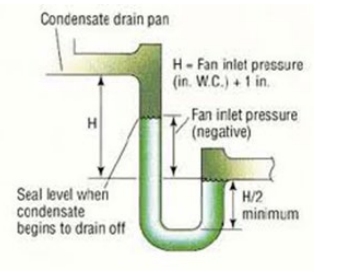
The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15° F – 20° F drop between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: Construction Science Department, College of Architecture | Texas A&M University] The temperature differential is typically measured at the duct work as close to the evaporator as feasible. A Cooper Atkins Mode DPP800W thermometer, and/or a FLIR E75 Thermal Imager was used for these measurements.

System 1: Return = 79° F, Supply = 58° F, Differential = 21° F

We operated the system(s) over time and determined that the systems did cool the rooms from the initial temperature point.

Information: Both the international Plumbing Code (IPC) and the Uniform Plumbing Code (UPC) require that the condensate piping, as an indirect drain line, be trapped. While not uncommon to have a trap installed within the wall cavity in older homes, we could not positively determine that a trap was present. Note that these drain lines discharged to the underside of a bathroom lavatory or lavatories which did incorporate traps.

Maintenance: This inspector recommends that the air conditioner's primary condensate drain lines be flushed of bacterial clogs by pouring a 1:9 mixture of household bleach and water through the line every month or so during cooling season. There was a vent in the drain line at the evaporator coil (located in the attic) for this purpose.



No adverse and material issues deficiencies were observed at the time of this inspection.

C. Duct Systems, Chases, and Vents

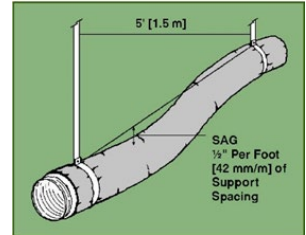
Comments:

Information: Supply temperatures in the primary and front bedroom were 5°F - 7°F higher than other rooms. While the HVAC duct system was evaluated visually, including any notation of damaged duct, constricted duct and poorly run or hung duct, a complete determination of air flow or balance was outside of the scope of this inspection. The condition of the interior of the duct system, including the presence of dust, dirt, or organic growth, could not be determined.

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Portions of the duct within the attic space were not supported. The duct should be supported every 4ft with 1 1/2" straps to hold it relatively level to improve air flow and minimize the accumulation of condensate.

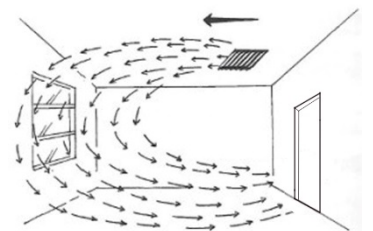


Information: This HVAC system incorporated a high efficiency, large surface area air filter located within the attic space, immediately before the furnace unit. These are designed to last 6-12 months.

Brand Honeywell
Model F100 1625
Size 16" x 25"
Filter FC100A 1029



Information: The supply registers in one or more rooms were installed backwards and should be turned 180°. Supply register placement along an interior wall with supply throw toward the outside walls is the proper orientation in a cooling climate such as Texas. Manual T (Air Distribution Basics) from ACCA supports this air pattern. Air conditioning supply registers are intended to wash the outside walls; that is, to direct air against the outside walls and windows and to return that hot air to the system for removal of that heat.



Information: A ventilation system was installed. The design criteria of homes built under the current energy codes limits the air infiltration and may lead to stale air, and this system controls the introduction of air into the house. The device can be set to allow x-minutes of air intake for each hour of system operation.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street right-of-way on right
Location of main water supply valve: right side, near the front corner
Static water pressure reading: 65 psi

Comments:

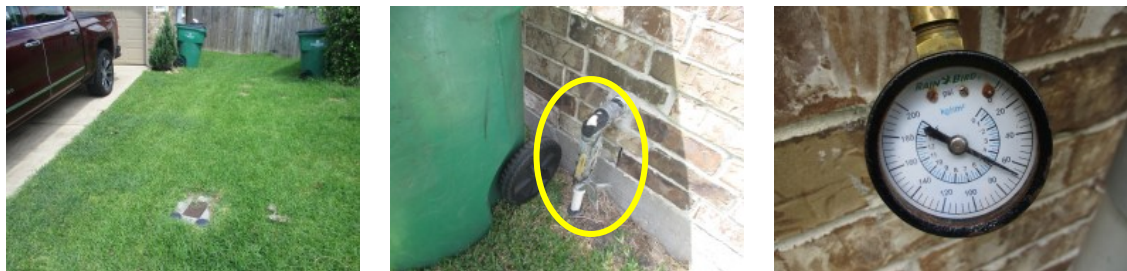
Primary water supply pipe: Plastic pipe

Notice: The type or condition of plumbing materials in inaccessible areas such as underground gas, water supply or drain/waste/vent piping was not determined.

Water

Notice: Plumbing fixtures may not be operated if appliances or timers were connected to them, or if operating the fixtures may cause water spillage. Typical fixtures that may not be operated were clothes washer connections and refrigerator ice-maker connections. The water supply was tested by operating two or more fixtures at one time; typically, all fixtures in the master bathroom are run simultaneously.

Information: The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include time of day and demand on the system including use of dishwasher, clothes washer, irrigation systems, etc. Acceptable pressure is between 40 and 80 psi.



Vacuum breakers were missing from one or more hose bibs. Sill cocks, hose bibs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker for protection of the potable water supply.

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Gas

Location of gas meter: Right side, near the front corner



B. Drains, Wastes, and Vents

Comments:

Notice: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from qualified, licensed plumbers. ***Further testing and inspection of the sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.*** Otherwise, you are accepting this drain waste system on an “as is” basis and may find repairs necessary in the future.

Notice: There was limited, undersized or no access to the underside of one or more baths. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space as least 12" in its smallest dimension or other approved arrangement to provide access to the slip connections for inspection and repair. Current construction incorporates cemented (i.e. PVC type cement or adhesive) assemblies and more likely than not, access is not required.

No adverse and material issues deficiencies were observed at the time of this inspection.

C. Water Heating Equipment

Energy Sources: Gas
Capacity: 40 gallons
Comments:

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

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Supply temperature: 145°F

The temperature and pressure relief valve was not functional; I could not open the valve without the use of force. Recommend that the valve be replaced for safety.

Safety: Manufactures typically require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and inspected by a qualified plumber every 3 years. If the valves were found to be worn or defective as the result of testing and/or inspection, they should be replaced. When a T&P valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak.



Normal position



Test position



Point of discharge

D. Hydro-Massage Therapy Equipment

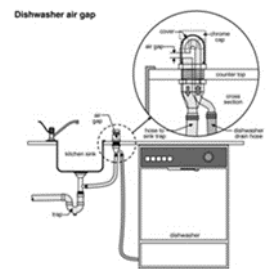
Comments:

V. APPLIANCES

A. Dishwasher

Comments:

Maintenance: This appliance incorporated an airgap mounted on top of the counter to prevent water from the sink returning to the dishwasher. Should water discharge from the device, the line between the airgap and the drain's tail piece should be cleaned and cleared.



No adverse and material issues deficiencies were observed at the time of this inspection.

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B. Food Waste Disposer

Comments:

No adverse and material issues deficiencies were observed at the time of this inspection.

C. Range Hood and Exhaust Systems

Comments:

Range Hood Configuration: Ducted, feature of microwave

No adverse and material issues deficiencies were observed at the time of this inspection.

D. Ranges, Cooktops and Ovens

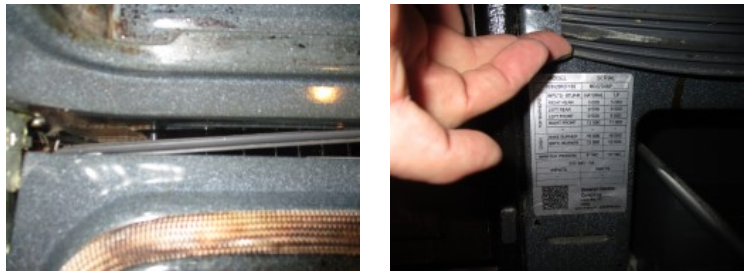
Comments:

Type of equipment: Range

Oven temperature measured at a 350°F bake setting: 330 ° F.

Information: The oven temperature was measured with a simple oven thermometer that is not a calibrated instrument. The temperature should be considered approximate. The Texas Real Estate Commission (TREC) requires that a variance of more than +/- 25° when tested at an oven setting of 350° be reported as a deficiency. While the temperature may be adjusted on your oven, do not do so based on this temperature reading. Make adjustments, if necessary, based on cooking times with recipes you are familiar with. On knob type ovens, temperatures can typically be adjusted by screws on the back side of the knob. On electronic ovens, the adjustment is typically programmable. See your appliance's manual for instructions.

Gasket at the bottom of the Range door was not fully attached. Recommend repair.



E. Microwave Ovens

Comments:

Information: The microwave was functional but took longer to heat 1-cup of water to boiling; what generally takes about 2-minutes took more than 2-1/2 minutes.

No adverse and material issues deficiencies were observed at the time of this inspection.

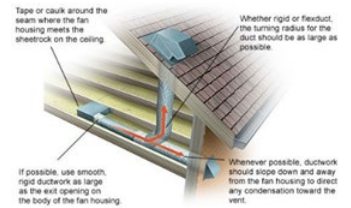
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Safety: The mechanical exhaust vent fan motors should be periodically cleaned of dust to avoid an accumulation which would increase the risk of combustion.



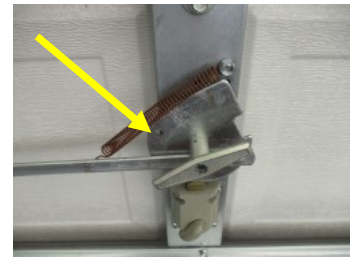
No adverse and material issues deficiencies were observed at the time of this inspection.

G. Garage Door Operators

Comments:

Notice: This inspection does not determine the number of remote-control devices present, nor does it include a test of these devices unless they were readily accessible. The operators were otherwise tested with hard-wired controls only. I recommend that the buyer ask for all remote devices along with keys, etc.

The door lock, or locks, was not disabled on overhead doors with operators present. Locks, on garage doors controlled by a garage door opener, should be disabled or removed. Attempting to open a locked door may result in damage to the door, or the unit may be pulled from its mounting causing property damage or personal injury.



The sensors (electric eyes) were improperly installed on one, or more, overhead doors; they were more than 6" above ground level. These sensors, in conjunction with the auto-reverse feature, are protection against personal injury to small children and animals. These sensors should be set to a height of no more than 6" above ground level for personal safety.



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H. Dryer Exhaust Systems

Comments:

Notice: The type of Dryer Exhaust duct (i.e. flexible vs rigid) and termination of the Dryer Exhaust System are generally visible, and effort will be made to inspect these. We are not always able to determine the effective length of the duct. Neither are we able to determine whether there is an accumulation of lint within the duct. I recommend periodically checking dryer ducts, baffles, and hoods to ensure that they are not bound with lint. In a home that has been occupied, and the system is anything other than a direct through-the-wall duct and cover, cleaning is recommended. An accumulation of lint may create a fire and personal safety hazard.



VI. OPTIONAL SYSTEMS

A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Above ground

Comments:

Pool Safety

Entry barriers to the pool area did not meet adopted code or accepted safety standards. These standards are published by international building Codes, codes adopted and/or amended by the local Authority Having Jurisdiction (AHJ), National Swimming Pool Foundation (NSPF), or the US Consumer Product Safety Commission (CPSC). These are generally the same but may vary by the code year adopted, and include:

- Barriers should be located to prohibit permanent structures, equipment, or similar objects from being used to climb the barriers.
- The top of a pool barrier should be at least 48 inches above grade, measured on the side of the barrier which faces away from the swimming pool. Some states, counties or municipalities require pool barriers of 60 inches.
- When the release mechanism of the self-latching device on the gate is less than 54 inches from the bottom of the gate, the release mechanism for the gate should be at least 3 inches below the top of the gate on the side facing the pool.
- Other gates, including vehicle entrances, garage walk-through doors, etc., should be equipped with self-latching devices. The self-latching devices should be installed as described for pedestrian gates.

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

I	NI	NP	D
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- Doors should have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool.
- If the home serves as one side of the barrier install **door alarms** on all doors leading to the pool area.
 - The alarm sound should last for 30 seconds or more within 7 seconds after the door is opened.
 - The alarm should be loud: at least 85 dBA (decibels) when measured 10 feet away from the alarm mechanism.
 - The alarm sound should be distinct from other sounds in the house, such as the telephone, doorbell, and smoke alarm.
 - The alarm should have an automatic reset feature to temporarily deactivate the alarm for up to 15 seconds to allow adults to pass through house doors without setting off the alarm. The deactivation switch could be a touchpad (keypad) or a manual switch and should be located at least 54 inches above the threshold and out of the reach of children.
- Never have a pet or doggy door if the door leads directly to a pool or other backyard water. An isolation barrier or fence is the best defense when pet doors are installed.

Pool safety information can be found at the Consumer Product Safety Council Pool Safety link:

<https://www.cpsc.gov/Regulations-Laws--Standards/Voluntary-Standards/Topics/Pool-and-Spas>

Pool safety information can be found at the Consumer Product Safety Council Pool Safety link:

https://www.cpsc.gov/s3fs-public/pdfs/blk_media_SafetyBarrierGuidelinesResPools.pdf

Additional pool safety information can be found at:

<https://www.poolsafely.gov/educational-materials-catalog/>

Resources available at: [Pool Safety](#) include;

1. Backyard Pool: Always Supervise Children
2. Prevent Child In-Home Drowning Deaths
3. Hair Entrapment in Drain Covers
4. Swimming Pool Safety Alert
5. Spas, Hot Tubs and Whirlpools
6. How to Plan for the Unexpected: Preventing Child Drowning
7. Your Pool, Your Family's Safety
8. Safety Barrier Guidelines for Home Pools

Equipment and Appliance Inventory

This inventory of equipment is not required by the Standards of Practice and is provided as a convenience only. The age of the equipment may be derived from third parties and Grace Home Inspection Services cannot assume responsibility for its accuracy. Note that some information may be provided for equipment which was not inspected.

HVAC EQUIPMENT

Air Conditioner Condenser

Brand	Goodman
Model	GSX160301FA
Serial Number	1410373297
Approximate Age	2014
BTU's	30,000 (2-1/2 tons)
Refrigerant	R 410A
Approximate SEER ¹	14.5

Air Conditioner Evaporator

Brand	Goodman
Model	CHPF3636B6CB
Serial Number	1405612283
Approximate Age	2014

Heating Equipment

Brand	Goodman
Model	GMS80403ANBB
Serial Number	1405664258
Approximate Age	2014
Approximate AFUE ²	80
Energy Source	Gas

WATER HEATING EQUIPMENT

Water Heater

Brand	State Ind.
Model	GS640YOCS 300
Serial Number	1428A017650
Approximate Age	2014
Capacity	40 gallons
Energy Source	Gas

KITCHEN EQUIPMENT

Dishwasher

Brand	GE
Model	GSD3360D35SS
Serial Number	TD805136B
Approximate Age	2014

Oven/Range

Brand	GE
Model	JGB620REF1SS
Serial Number	MD227035P
Approximate Age	2014
Energy Source	Gas

Microwave

Brand	GE
Model	JVM3150RF1SS
Serial Number	LD200157L
Approximate Age	2014

Refrigerator

Brand	
Model	
Serial Number	
Approximate Age	

¹SEER = Seasonal Energy Efficiency Ratio

²AFUE = Annual Fuel Utilization Efficiency

³EER = Energy Efficiency Ratio (window units only)

INFORMATION ON YOUR APPLIANCES...

While the age of an appliance can play *a part* in the decision whether to replace an appliance, much more important is its general condition (e.g. broken/missing parts, rusting, etc.) and previous service history. Do not use just the age as the sole criteria for replacement. If you have an appliance that has needed few repairs in the past and was in decent shape, chances are good it may be worthwhile to have small to medium repairs done to keep it operational for at least a few years yet.

Only for refrigeration appliances (fridge, freezer, air conditioner, etc.) should age be a major factor in the decision whether to replace them. A current model refrigerator for example could consume as little as 1/2 the energy of even just a 10-year old model! Few other appliance types will see this dramatic of energy savings when compared with a current model *of similar style*.

Source: [Appliance 411](#), Appliance Information

FIRE PROTECTION EQUIPMENT

TRECs standards of practice require the absence of smoke alarms in each sleeping room; outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and in the living space of each story of the dwelling to be reported as a deficiency without regard to the age of the house. §535.229 (b) (3) (H) (i through iii)

2015 IRC Requirements for Smoke and C/O alarms

R314.3 Location: Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

R315.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

Grace Home Inspection Services, LLC
 3401 Norma Ln.
 Pearland, TX 77584-5510



Invoice

PAID
08/31/2020

Bill To
Shane and Ashley Morris

Date	Invoice #
8/31/2020	6502

Terms	Due Date	Rep
Due on receipt	8/31/2020	Refe

Description	Amount
Professional inspection of a structure or house. 1805 Autumn Pond Circle, Alvin, TX 77511 Inspector: Clay M. Collins T.R.E.C. License #7147	395.00 0.00
Thank you for your payment!	Total \$395.00

Payment Options: Cash, Check, Visa, Mastercard or Discover

We know that a home is often the largest investment an individual or family will make and we want you to be satisfied with the quality and thoroughness of the inspection performed on this property. If you have any questions, please feel free to contact us.

713-503-1820 cell/text
 Clay@GraceHIS.com
 www.GraceHIS.com

Inspection Agreement
Important Limitations, Departures and Disclaimers



Client's Name(s) Shane and Ashley Morris
Property Address 1805 Autumn Pond Circle, Alvin TX 77511
Square Feet of House 1,601
Inspection Fee \$395.00

This is a legally binding contract agreement made on this date between **Grace Home Inspection Services, LLC**, and **Client(s)**. **Grace Home Inspection Services, LLC** will conduct a visual inspection of the Property you plan to sell or acquire. The real estate inspection, subject to the terms and conditions stated herein, include inspection of internal and external components of the property where visible, above grade plumbing, electrical, and major mechanical operating systems of the property; and in addition, functionally operate major built-in appliances in manual mode and normal operating range at the time of the inspection. This inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.

Purpose: The purpose of this inspection is to report whether certain items or systems are performing their intended functions or are in need of repair and report on visible existing or recognized hazards. Therefore, the inspection report should not be viewed as, or assumed to be a warranty of performance of any item inspected or as a guarantee on their future operation. The inspection report contains the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. A warranty policy on certain items and or systems may be purchased through your Real Estate Agent's Office.

In the event that **Grace Home Inspection Services, LLC** office staff has scheduled your Wood Destroying Insect inspection, it has been explained to and accepted by client(s), that **Grace Home Inspection Services, LLC** scheduling of a WDI inspection report should not be viewed as, or assumed to be, a warranty of performance of any item inspected or as a guarantee of any kind by **Grace Home Inspection Services, LLC**, for the pest control company, their employee, or their services. It is clearly understood and agreed by client(s), that these services are/were scheduled only as a courtesy to and on behalf of our Client(s).

Notice to Client(s): In the event you the Client(s) have any complaint about the **Grace Home Inspection Services, LLC** services, or the Inspection Report, or you claim any error or omission in the performance of those services, you agree, upon obtaining knowledge of such complaint or claim, to promptly notify **Grace Home Inspection Services, LLC**, in writing within ten (10) days of the time of discovery, of your complaint or claim, so as to provide **Grace Home Inspection Services, LLC** a reasonable opportunity, if we determine that you have a legitimate complaint or claim, to view your concern as discovered, and to resolve the issue. Failure to comply with the above conditions will release **Grace Home Inspection Services, LLC** and its Inspectors from any and all obligations and liabilities.

Certificate of Merit: The Client(s) shall make no claim of professional negligence unless the client(s) has first provided **Grace Home Inspection Services, LLC** and the Inspector with a written certification executed by an independent Texas Professional engineer currently practicing in the area of house inspections in the Greater Houston Area for home buyers. The certification shall: a) contain the name and license number of the certifier; b) specify what research the certifier has performed to discover the standards of care, c) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a licensed Texas Real Estate Inspector performing services under similar circumstances, and d) state in detail the basis for the certifier's opinion that such acts or omissions do not confirm to the standard of care. This certificate shall be provided to me not less than thirty (30) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding. This certificate of merit clause will take precedence over any existing law in force at the time of the claim or demand for arbitration.

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a **Distribution of Reports:** By initialing this paragraph, the Client(s) authorize us to distribute copies of the Inspection Report and to discuss the report's findings with the Client(s) Real Estate Agent or Builder directly involved in this transaction. This Report is confidential and is prepared for the sole use and is the exclusive property of the Inspector and the Client(s) named above and shall not be copied, disseminated, transferred or used by any other person(s) or company, seller or homeowners in any form, without both the Inspectors' and the Client(s) written consent. The use of the inspection report by any person other than the Client is prohibited and unlawful.

Scope of Inspections: The inspection to be performed is limited to those reasonably above grade accessible items, or parts of items, which can be seen or operated in manual mode by the Inspector as they exist at the time of inspection. Moving furniture or any other items, changing of light bulbs, any system dismantling, lighting of gas pilots, turning on of any utilities, normal settlement cracks of any sort and inaccessible areas are excluded from this inspection. The Client(s) agree to assume all risk for all conditions, which are concealed from the Inspectors view at the time of the inspection. Pools/spas must be filled with water, clean and operational. Central cooling systems shall not be checked in temperatures below 60 degrees. Evaporator coils are not disassembled. Central heating systems shall not be checked in temperatures above 90 degrees. Per the Texas Real Estate Commissions Inspectors Standards of Practice "Full Evaluations of the integrity of the heat exchangers require dismantling of the furnace and is beyond the scope of this inspection." HVAC heat exchangers,

electrical heat strips, humidifiers, electrical filters, ultra violet lights, solar devices, alarm systems, intercom systems, outside lighting, outside grills and cooking equipment, gate operators, self-cleaning items, ice makers, central vacuum systems, water softeners, water purifiers, refrigerators and laundry equipment are excluded and are not a part of this report. The inspection intends to reduce risk but will not eliminate risk; therefore, the inspecting to be done may not identify all defects or problems. All properties experience some degree of wear and cosmetic considerations which are not within the scope of the report. This report is not an exhaustive technical evaluation and cannot be expected to reveal every condition you may consider significant to ownership. Client(s) agrees that the scope of the inspection services provided is defined and limited according to the laws of Texas Real Estate Commissions Standards of Practice regulating Real Estate Inspectors. The report is not a repair list and is made for the sole purpose of assisting the purchaser to determine feasibility of purchasing and in no way meant to influence his/her decision to purchase. No engineering services are/were offered or provided. Although code compliance or manufacturer requirements are excluded from the inspection, reference to such may be used as a basis for the opinions of the Inspector.

Grace Home Inspection Services, LLC is a GENERAL INSPECTION COMPANY and not a specialist in each item or system inspected. The Inspector shall not be held responsible or liable for any repairs or replacements with regards to the property, systems, components, or its contents therein. Our Inspectors hold Texas Real Estate Inspectors' Licenses. The inspection report will contain the OPINION OF THE INSPECTOR on the need of repair or replacement of the items inspected on the DAY OF THE INSPECTION ONLY. The inspection does not include latent or concealed defects, inspection of inaccessible items or items intentionally covered, concealed or hidden, items covered by wall or floor coverings, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing, recent repaired areas, environmental and health issues, presence of wood destroying organisms, rodents or other pests, dry-rot or fungus; or damage from or relating to the preceding, compliance with codes, homeowners associations, ordinances, status, restrictions, or non-visible items in need of repair that may be revealed in the course of repair or renovation. Note that the testing for and identifying the presence of mold/mildew, asbestos, radon, lead based products, or other potentially hazardous conditions or materials are not within the scope of this inspection. A qualified specialist should be consulted to make further inspections on any item(s) or system(s) before relying solely on this report. A written report will not substitute for the Client(s) presence during the inspection. If a re-inspection is requested, the re-inspection is covered by the same conditions of this agreement. We do not and cannot give cost estimates to repair any item. Re-Inspections are not a warranty, guarantee, insurance or an acceptance of the repair contractors or persons work, workmanship or quality of materials used. We only check to see if the item is functioning satisfactory at the time of the inspection or re-inspection. If utilities are not on, Client(s) agree and understand that some appliances and components may not be inspected and will be excluded from this report. Should the Inspector be asked to return to inspect these items an additional fee equal to the original inspection fee will be accessed to inspect these items.

Disclaimers: Structural evaluations are visual in nature and based on the Inspectors experience and understanding of common building methods and materials. The inspection does not take into consideration the normal wear and tear associated with virtually all properties. Common cracks and honeycomb areas in foundations, cracks in brick veneers, interior walls and ceilings are excluded from the inspection. Hidden and inaccessible items, items covered by furnishings, packing, walls and floor coverings, decks and porches, freshly repaired and or painted sections, soil levels and etc., are excluded from the inspection. Roof evaluations are to determine if portions are missing and/or deteriorating which could cause possible leaking. Portions of decking and underlayment are hidden from the Inspector's view and cannot be evaluated in our inspection. Therefore, our report is not a guarantee against roof leaks and should not be considered as a certification. Our inspection does not guarantee insurability of any property on any item(s) inspected. Major system evaluations are both visual and functional provided that the proper power sources and/or fuel sources to the components are on and in operable condition. Judging the sufficiency of water flow in plumbing or the cooling efficiency of the air conditioning is a subjective evaluation. Water supply disconnects; faucets at sinks, lavatories and water closets are not turned on due to the possibility of leakage from non-usage. Testing of gas lines and pipes are limited those connections that are easily accessible, above ground and visible to the Inspector. Laundry washer connections and drains are not a part of this inspection and are not inspected. All underground utilities, hidden or inaccessible lines and pipe are excluded from the inspection. Electrical systems are visual in nature and are not tested under a load. 220-volt outlets are not inspected. When commodes are noted as unsecured or loose on wood floors, flooring should be evaluated further for decay possibilities. Bulkheads, docks, soil retention walls, builder's plans, material specifications, designs, flood plains and zones and etc. are not within the scope of this firm's inspection and are therefore excluded from this report.

Statute of Limitations: The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the **Grace Home Inspection Services, LLC**, its Inspectors, officers, agents, or employees **more than one year after the date of the inspection. Time is of the essence herein.** Client understands that the time period may be shorter than otherwise provided by law.

Entire Agreement: This Agreement contains the entire agreement between the parties hereto, and there are no other representations, warranties or commitments, except as are specifically set forth in this document. This document supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this Agreement. This Agreement may be modified, altered or amended only in writing and then signed by all of the parties hereto. In the case of buyer's not being present, a representative of their choice may sign this agreement on their behalf and is considered valid the same as the client(s) actual signature. If inspection fee is not paid at the time of the inspection, buyers and/or representative agree to pay the total inspection fee at the time of closing with a late fee charge of twenty five dollars per month added to the invoice total beginning from the date of the inspection. I or we (Client(s) do hereby authorize the title company, or closing agents to pay the invoice amount and any accumulated late charges from my escrow notwithstanding a closing on this property.

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a **Limit of Liability:** *Grace Home Inspection Services, LLC and/or the Inspectors' liability for negligence, breach of any obligations under this agreement, mistakes, damages or errors and omissions in the inspection report are limited to a refund of the fee paid for the inspection report. This liability limitation is binding on the Client; client' spouse, heirs, principals, assigns, and anyone else who may otherwise claim through client. Client(s) assume the risk of all losses greater that the fee paid for the inspection. Client(s) agrees to immediately accept a refund of the fee for full settlement of any and all claims that may ever arise from the inspection. By relying on this report in any way, it is agreed and understood that the inspection report is valid with or without a signature of acceptance. Payment in full for this report shall constitute acceptance of the limitations as set out in this Agreement and the body of the inspection report.*

Acceptance of this Agreement: This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. If client is married, client represents that this obligation is a family obligation incurred in the interest of the family. With regards to words used herein, the singular shall include the plural and the plural shall include the singular where appropriate. This agreement constitutes the entire integrated agreement between the parties pertaining to the subject matter hereof and may be modified only by a written agreement signed by all the parties. This agreement supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this agreement. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement. Client agrees that in the event Client pursues legal action against Inspector, the prevailing party shall be entitled to all attorney's fees incurred in pursuit of such legal action. Should actions be brought against **Grace Home Inspection Services, LLC** or the Inspector, it is agreed that such actions will be filed in **Brazoria County** located in the State of Texas.

I/We hereby acknowledge that I/We have read, understand and do accept all of the above Inspection Agreement and do agree to the terms and conditions of this agreement in its entirety and do hereby authorize Grace Home Inspection Services, LLC to conduct the inspection on said property. I acknowledge that I have received a copy of this agreement.

DocuSigned by:

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Client's Signature or Buyer's Representative Signature

August 28, 2020

Date of Agreement: _____