



McShan Home Inspections

(936)222-4365
gm@mcshanhi.com



INSPECTED FOR
Brenda Townsley
110 Dove Ridge St
Palestine, TX 75801
September 7, 2022

McShan Home Inspection

Gary L McShan TREC 10069
PO Box 981
Elkhart, TX 75839

Phone (936)222-4365
gm@mcshanhi.com

INVOICE

SOLD TO:

Brenda Townsley
110 Dove Ridge St
Palestine, TX 75801

INVOICE NUMBER 110 Dove Ridge St
INVOICE DATE 09/07/2022

LOCATION **110 Dove Ridge St
Palestine, TX 75801**

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$500.00	\$500.00
Inspection Fee crawl space	\$75.00	\$75.00
Reinspection Fee	\$100.00	\$100.00
7/19/2022 #690	(\$575.00)	(\$575.00)
9/7/2022	(\$100.00)	(\$100.00)
	SUBTOTAL	\$675.00
	TAX	\$0.00
	TOTAL	\$675.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Brenda Townsley <i>Name of Client</i>	09/07/2022 <i>Date of Inspection</i>
110 Dove Ridge St, Palestine, TX 75801 <i>Address of Inspected Property</i>	
Gary L McShan <i>Name of Inspector</i>	10069 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: 8:00 am ___ Time Out: 11:00 am ___ Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **East**
Weather Conditions During Inspection: **Clear**
Outside temperature during inspection: **81-90 Degrees**
Parties present at inspection: **Owner(s)**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; Brenda Townsley. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

24. items other than those listed herein;
25. elevators;

26. detached structures, decks, docks, fences, or waterfront structures or equipment;
 27. anything buried, hidden, latent, or concealed; or
 28. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
- (B) report:
- I. past repairs that appear to be effective and workmanlike;
 - II. cosmetic or aesthetic conditions; or
 - III. wear and tear from ordinary use;
- (C) determine:
- i() insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - ii() the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - iii() the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
 - iv() types of wood or preservative treatment and fastener compatibility;
- (D) anticipate future events or conditions, including but not limited to:
- v() decay, deterioration, or damage that may occur after the inspection;
 - vi() deficiencies from abuse, misuse or lack of use,
 - vii() changes in performance of any part, component, or system due to changes in use or occupancy;
 - viii() the consequences of the inspection or its effects on current or future buyers and sellers;
 - ix() common household accidents, personal injury, or death;
 - x() the presence of water penetration(s); or
 - xi() future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier and Beam crawlspace

Comments:

Method of Inspection: Interior of Crawl Space

The Foundation is in generally Good condition.

The Foundation is in generally good condition. Common minor cracks were observed in the exterior masonry and/or interior drywall of the structure at various locations. The amount of movement does not indicate a significant structural issue. Recommend monitoring for possible future repairs.

I did not inspect under front porch, due to the amount of spider webs. Recommend having the front and back porches sprayed for spiders.

Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice.

B. Grading and Drainage

Comments:

GRADING AND DRAINAGE

All components were found to be performing and in satisfactory condition on the day of the inspection.

GUTTER SYSTEMS

Gutter installation is recommended to promote the flow of storm water away from the house.

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C. Roof Covering Materials

Type(s) of Roof Covering: Metal

Viewed From: rooftop, Ground level, due to pitch of roof

Comments:

Roof Covering

The main structure roof is in generally Good condition.

FYI...You will need to seal around the vent and front and back of structure every few years, to ensure no water penetration into structure FYI...Owner stated they have the vents sealed.



Flashing Details

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics

Viewed From: Main house attic

Approximate Average Depth of Insulation: 6-8"

(Note: Recommended depth of blown attic floor insulation is approx. 9-10+ inches to achieve a R-30 rating.)

Ceiling Insulation Type: Fiber board

Description of Roof Structure: Conventional wood framing, Wood beam framing

Comments:

Roof Structure

All components were found to be performing and in satisfactory condition on the day of the inspection.

Pull Down Staircase/ Scuttle Hole

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation

Insufficient Insulation. (9-10" Minimum Insulation depth in the attic recommended). Recommend installing blown cellulose insulation. Additional Insulation is recommended. 6 to 8 inches of insulation in attic



Attic Ventilation

All components were found to be performing and in satisfactory condition on the day of the inspection.

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E. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces

The interior walls of the structure has been painted/repared. Newly painted/repairs walls will make it impossible to inspect for prior cracks, past repairs and prior movement can be hidden from inspector along with other evidence of foundation movement. I recommend asking seller about the new paint/repair work, to determine if further evaluation is required

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Walls & Surfaces

Description of Exterior Cladding: Cedar

There is some loose trim-- Side of house Recommend reattaching, caulking and repairs as necessary to prevent water penetration and damage to the structure.



F. Ceilings and Floors

Comments:

Ceilings

All components were found to be performing and in satisfactory condition on the day of the inspection.

Floors

All components were found to be performing and in satisfactory condition on the day of the inspection.

G. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

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Exterior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Safety concern using keys on inside of home to lock and unlock dead bolt locks, this could slow your exit down when or if an emergency occurred. recommend replacement of dead bolts



H. Windows

Comments:

Window Screens

All components were found to be performing and in satisfactory condition on the day of the inspection.

Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

I. Stairways (Interior and Exterior)

Comments:

The grippability of the step handrail does not meet current building standards. This may be an as built situation. Care should be used when navigating a stairway with a non-standard handrail or the handrail should be replaced.

J. Fireplaces and Chimneys

Comments:

Location and Type of fireplace: Living Room, Kitchen Wood burning fireplace

Fireplace Comments

All components were found to be performing and in satisfactory condition on the day of the inspection.

Chimney Comments

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The fireplace chimney does not have a cricket. (sloped roof at the back of the chimney to prevent damming of water behind the chimney) Current Building Practices require a cricket when the chimney is over 30 inches wide. Recommend installing a cricket when reroofing. In the short term monitoring and spot repairs should be done to prevent water penetration.



K. Porches, Balconies, Decks, and Carports

Comments:

The openings in the railing are large enough to allow an object of 4 inches in diameter to fall through. Recommend Repair.

Twisted beam at front of structure this is a cosmetic issue



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

All components were found to be performing and in satisfactory condition on the day of the inspection.

Main Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Master bedroom clothes closet

The panel box is not located in an appropriate location Bedroom clothes closet. Current building standards do not allow panel boxes to be placed in this area. [Texas Real Estate Standards of Practice now require this item to be marked as deficient.if not present](#)



FYI. The National Electric Code now requires No-Arc or No-Fault (AFCI) for Branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

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Sub Panel Box

Box Rating and/or Main Disconnect Rating: 60 amps

Box Location: Garage Interior



All sub-Panels require a 4 wire system, two hot wires one neutral and a ground wire. The ground wires and neutral wires have to be separated. The ground wires on the ground bus bar can have two wires in each hole, but the neutral bus bar can only have one wire in each hole. I recommend a qualified electrician correct as required. [Texas Real Estate Standards of Practice now require this item to be marked as deficient.if not present](#)

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Comments:

Distribution Wiring

All components were found to be performing and in satisfactory condition on the day of the inspection.

Receptacle Outlets

Unable to locate the GFCI protection-washer and dryer. Recommend locating or installing these safety devices. All components were found to be performing and in satisfactory condition on the day of the inspection. [Texas Real Estate Standards of Practice now require this item to be marked as deficient.if not present](#)

Any outlet/ receptacle less than 5 feet from foundation must be tamper resistant [Texas Real Estate Standards of Practice now require this item to be marked as deficient.if not present](#)

Any 220 outlet must be GFCI or have GFCI protection. Recommend repair as needed [Texas Real Estate Standards of Practice now require this item to be marked as deficient.if not present](#)

AFCI Breakers are now required in all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways,laundry areas, or similar rooms or areas shall be protected.[Texas Real Estate Standards of Practice now require this item to be marked as deficient.if not present.](#) FYI... Not all AFCI breakers were tested day of inspection due to possible damage of appliances and electronic items. [Texas Real Estate Standards of Practice now requires the absences of AFCI breakers to be marked as deficient.](#)

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Switches

FYI. Unable to locate all of the light fixtures associated with all of the switches.

Light/Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

Door Bell

All components were found to be performing and in satisfactory condition on the day of the inspection.

Smoke Alarms

All components were found to be present and in satisfactory condition on the day of the inspection.

FYI...Smoke detectors not manually tested due to detectors attached to ceiling

Carbon Monoxide Detector

All components were found to be performing and in satisfactory condition on the day of the inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:

Energy Source:

Comments:

Recommend annual cleaning and service.

Hall closet Central Electric Forced air Furnace(s) Approximate date of manufacture: 2020?

The heat system was not inspected in the heat mode as the temperature outside is over 70°. Recommend contacting a HVAC specialist to test and evaluate the system prior to closing.

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B. Cooling Equipment

Type of System:

Comments:

Recommend annual cleaning and service.

Central Forced Air Hall closet

Temperature Differential (Delta-T): 18 Degrees

Approximate Condenser Age: 2020 ?

Approximate Condenser Size: 5 ton

This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standards of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

Comments:

Filter Size: 20 x 20 x 1 Filter Location: at the unit(s) in the hall closet

Rust at the/plenum in crawl space, recommend further evaluation and repair if needed



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: By Road

Location of main water supply valve: By road

Static water pressure reading: 70 to 80 psi

Type of supply piping material:

Comments:

Type of Supply piping:

Supply piping

All components were found to be performing and in satisfactory condition on the day of the inspection



Exterior Faucets/Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection

Kitchen Sink

All components were found to be performing and in satisfactory condition on the day of the inspection

The majority of plumbing fixtures are older. It should be expected that they will need to be replaced prior to leaking

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Master Bathroom

The bathtub faucet was found to have a small leak



The majority of plumbing fixtures are older. It should be expected that they will need to be replaced prior to leaking

Hall Bathroom

The majority of plumbing fixtures are older. It should be expected that they will need to be replaced prior to leaking

Laundry

This company does not inspect washer drains for drainage or move washer or dryers to inspect behind or under appliances.

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-
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B. Drains, Wastes, and Vents

Type of drain piping material:

Comments:

Location of Main sewer cleanout: Crawl space

Type of Sewer Piping: PVC

All components were found to be performing and in satisfactory condition on the day of the inspection.

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C. Water Heating Equipment

Energy Source:

Capacity:

Comments:

Water Heater – *Energy Source:* **Electric 240 volt**

Location: **Garage Closet**

Approximate Capacity: **40 Gallons**

Temperature and Location: 100-110 degrees , Bathroom sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

Water Heater – *Energy Source:* **Electric 240 volt**

Location: **Attic**

Approximate Capacity: **50 Gallons**

Temperature and Location: 120-130 degrees, Kitchen sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Type of gas distribution piping material: Comments:

Gas Distribution System

Location of Gas Cutoff/Meter: Propane Tank

Type of visible/above ground gas Pipe: Propane Tank

All components were found to be performing and in satisfactory condition on the day of the inspection.

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector may use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

Specific Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

V. APPLIANCES

A. Dishwashers

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

B. Food Waste Disposers

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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C. Range Hood and Exhaust Systems

Comments:

Range Exhaust Vent Type: Ducted

This component appears to be performing adequately at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

Type of cooking equipment: Propane

This component appears to be performing adequately at the time of this inspection.

E. Microwave Ovens

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Current building standards require that exhaust fan vent(s) should discharge to the building exterior. Recommend Repair. [Texas Real Estate Standards of Practice now require this item to be marked as deficient.if not present](#)

G. Garage Door Operators

Comments:

Locks/Ropes should be removed or disabled from garage doors with garage door openers as per manufacturers recommendations. [The Texas Real Estate Standards of Practice require this item to be marked as deficient.](#) FYI...Owners zip tied the lock so it would not work.

The garage door is damaged. Recommend repair or replacement.



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H. Dryer Exhaust Systems

Comments:

FYI. This company does not inspect interior of dryer vents.

This component appears to be performing adequately at the time of the inspection.

VI. OPTIONAL SYSTEMS

A. Private Sewage Disposal Systems

Comments:

Type of System: Septic System with a pump that pumps waste to city septic system

Location of Drain Field: Front of home

FYI...Owner had tank pumped.

Gray water lines are a buried which are hidden from normal general visual inspection.. TCEQ adjusted its regulations in 2005, making it a violation for homeowners to discharge grey water directly onto the lawn. Gray water lines are normally associated to the washing machine drain line. The washing machine and drain line are not inspected during inspection It is recommend you ask the seller if they have a gray line before closing.

Company Disclaimer

Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer.

We are also not ascertaining the impact the system is having on the environment.

Excavation or pumping of the system is outside the scope of our load testing procedures and survey.

Septic systems or Gray Water lines are a "buried" component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components.

Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey.

This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.

Specific limitations for Private Sewage Disposal (Septic) Systems

The inspector is not required to:

- excavate or uncover the system or its components
- determine the size, adequacy or efficiency of the system; or
- determine the type of construction.