



Inspection Report

LOCATED AT:
21434 W Park Tree Lane E
Katy, TX 77450

PREPARED EXCLUSIVELY FOR:
Sabir Aliev

INSPECTED ON:
Monday, April 17, 2023



Inspector
Justin Vincent #24206
A Plus Inspections Of Texas

Monday, April 17, 2023
Sabir Aliev
21434 W Park Tree Lane E
Katy, TX 77450






Dear Sabir Aliev,

We have enclosed the inspection report we prepared for you after our visit on Monday, April 17, 2023 at:

21434 W Park Tree Lane E
Katy, TX 77450

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

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

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

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

Sincerely,



Inspector, Justin Vincent #24206
A Plus Inspections Of Texas



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PROPERTY INSPECTION REPORT FORM

<u>Sabir Aliev</u> <i>Name of Client</i>	<u>Monday, April 17, 2023</u> <i>Date of Inspection</i>
<u>21434 W Park Tree Lane E Katy, TX 77450</u> <i>Address of Inspected Property</i>	
<u>Justin Vincent #24206</u> <i>Name of Inspector</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 on (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We will describe the locations of this property, left or right, as though outside, facing the front door.

Your inspector may include photos in your inspection report. There are times when only a picture can fully explain the condition. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen.

This inspection is limited per the TREC standards of practice for home inspections and the inspection agreement to the readily visible and accessible areas. The inspector does not perform demolition or dismantle the home and property to find conditions or deficiencies. This is not an exhaustive report. We find every deficiency we possibly can in the time allowed by the sellers for the inspection, however we do not claim to know or find everything. The inspection and report are not intended to focus on or highlight cosmetic marks, aesthetics, or blemishes, though some may be mentioned or shown in the report. We do not move furnishings, stored personal property, and/or vegetation. Removal of these items may reveal additional conditions.

I. STRUCTURAL SYSTEMS

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

A. Foundations

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

Comments:

Basic Information

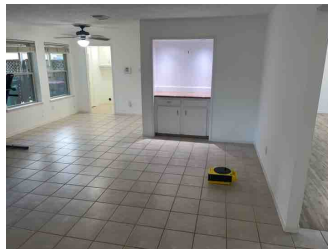
Slab material: Poured concrete

Type of Foundation(s)

Slab-on-grade

General Comment

Foundation level check readings



Reference point



Reference point



Laundry room, back right corner



Dining area, front right corner



Primary closet, back left corner



Primary bedroom, front left corner

REP The building and foundation had limited signs of settling and movement. Elevation variations were greater than 1" inch compared to a benchmark location near the middle of the home. Foundation repairs are recommended to help limit settling of the structure and should be performed by a qualified foundation repair contractor. A structural engineer may be able to give more information about what repairs are required.

I	NI	NP	D
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REP The foundation surfaces had limited damages and irregularities that could be repaired.



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B. Grading and Drainage

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

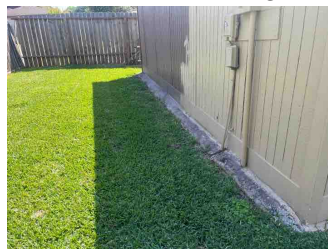
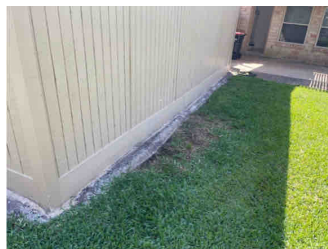
Comments:

Grading

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

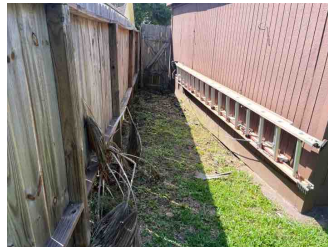
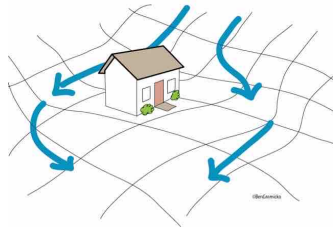


REP High flatwork was present, which is conducive to wood destroying insect infestation and damage and rainwater entry. At least 4 inches of clearance should be present between the soil or concrete and the exterior wall surfaces for brick or masonry walls, and 6 inches of clearance should be between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



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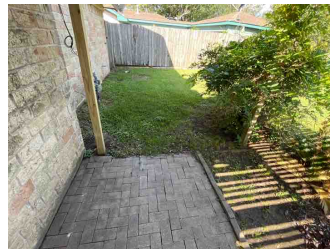
REP There were low and muddy areas where water will stand on the lot and next to the home and some areas may affect the foundation. Grading and drainage adjustments and repairs should be performed. See IRC R401.3



REP Wood debris and materials were present at the soil next to the house that need to be removed to reduce chances of wood destroying insect infestation and damage.



REP There were some wood materials in contact with the soil, which is conducive to subterranean termite infestation and damage. The building should be treated on a periodic basis to help prevent infestation



I=Inspected

NI=Not Inspected

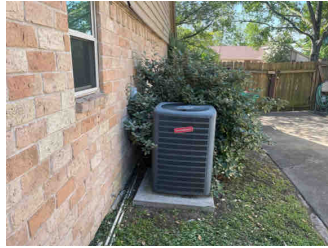
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D=Deficient

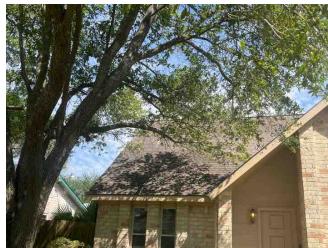
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Foliage

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



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



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C. Roof Covering Materials

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

Types of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof

Comments:

Basic Information

Location: Covers whole building

Roof slope: Steep pitch

General Comment

Views of the roof covering



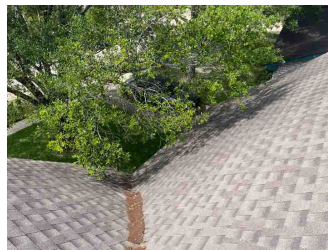
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DEFF This roof covering had been in use for some time and had damage and signs of weathering. The roof appeared to be past the middle of its expected useful life. Most roofers will recommend replacing the average 3 tab or dimensional shingle roof once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

REP There were gaps at the soffit and fascia boards where they meet the shingles that need to be covered with flashing, to reduce chances wind driven rain entry, and to keep out small animals such as bats or birds. See IRC 1503.2.1



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



MONI There was a satellite dish attached to the roof surface with fasteners driven through the roof surface, which may allow for rain water entry. This could be monitored and repaired if needed, by a qualified roofer.



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



REP Siding and trim was close to or in contact with the roof surfaces. Normally at least 1 inch of clearance is recommended between siding and trim materials and the roof surfaces and properly designed and installed flashing should cover the gaps. This helps prevent moisture damage and deterioration.



REP The shingles had limited damages, gaps, loose parts, and irregularities that need to be repaired. Some rainwater had probably entered and will enter. Repairs should be performed by a qualified roofing contractor.



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



I=Inspected

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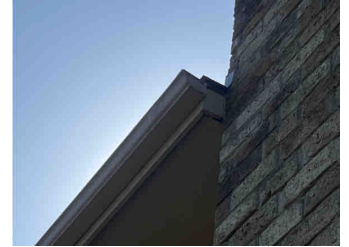
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REP Some of the frieze trim boards at the perimeter of the roof had separated due to settling and shifting of the structure. Repairs are recommended.



REP The fascia boards, soffits and roof trim boards had irregularities and damages. They need to be repaired, sanded, and repainted.



REP There was limited evidence of rainwater entry and roof leaks present. Further evaluation and repairs should be performed by a qualified roofing contractor.



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Downspouts

REP Some of the lower rain gutter downspout sections, or elbows, were missing. We recommend they be replaced to help direct water away from the foundation.



REP Some of the rain gutters and gutter downspouts terminated at the roof surfaces as is found at many homes of this type. It is recommended that they be extended to the roof edges/lower rain gutters/soil areas, to reduce chances of damage and wear, and leaks at the shingles and flashings. See GAF Technical Bulletin No. TAB-R-2011-150



Flashings: Overall

REP The flashing parts and vents at the roof surfaces had rusted as are found at many homes. They should be treated and painted to prevent aging and deterioration.



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



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REP The flashings and vents at the roof surfaces had exposed parts that need to be painted to help prevent them from deteriorating and rusting out. This should be repaired by a qualified roofer.



REP It appeared that flashing was not present at all areas where the roof shingles met the walls or trim. Further evaluation and repairs should be performed by a qualified roofing contractor.



D. Roof Structures and Attics

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

Viewed From: Attic areas

Approximate Average Depth of Insulation: 4 - 6 inches

Comments:

Attic Insulation

The attic has fiberglass batt insulation.

Miscellaneous

Views of the attic areas



I=Inspected

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D=Deficient

I	NI	NP	D
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SAFT The attic floor decking was limited and where present had gaps, unsupported areas, and did not have a guard or handrail at the perimeter areas. Repairs are recommended as a safety precaution.



I	NI	NP	D
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REP There were gaps at the attic area insulation that could be repaired.



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

REP The attic stairway did not have insulation or weather stripping, which could be installed.



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



REP The attic area framing had some irregularities. It could be evaluated and reinforced or repaired by a qualified framing carpenter.



I	NI	NP	D
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REP The attic area framing had some irregularities as are found at many existing houses, such as 2 x 4 boards supporting 2 x 6 rafters. The framing could be reinforced.



MONI There were some water marks at the attic floor or decking boards, indicating some moisture had entered or been released in the building.



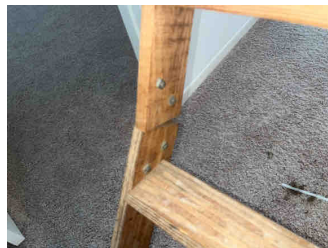
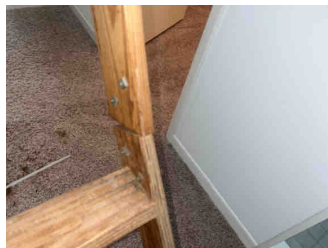
IMPR The attic area insulation was thinner than normal by current standards, as is often found at buildings of this age. Additional insulation could be added for improved energy efficiency.

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

REP The attic stairway entrance did not fully close and needs repair or replacement.



SAFT Some of the attic stairway hardware parts were loose and some were missing. Repairs are needed.



I=Inspected

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D=Deficient

I	NI	NP	D
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MONI There was what appeared to an attic access at the upstairs left bedroom closet that had been painted and sealed shut. Further evaluation is recommended.



REP The gable vent screens were damaged or missing, and should be replaced.



E. Walls (Interior and Exterior)

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

Comments:

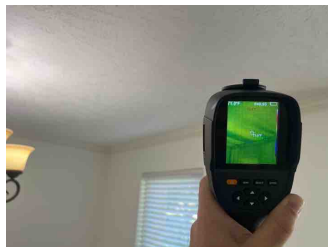
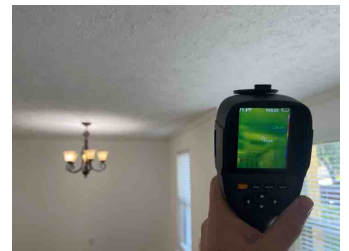
Materials

The exterior walls were brick veneer and vinyl siding.

The interior walls were drywall and wood composite paneling.

Exterior Walls

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



I=Inspected

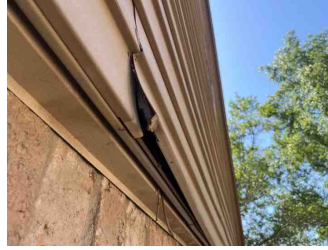
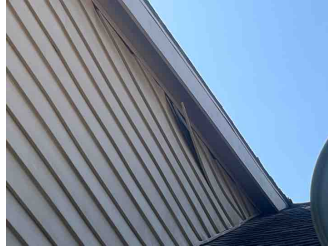
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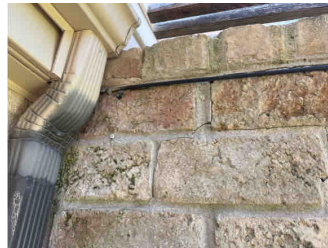
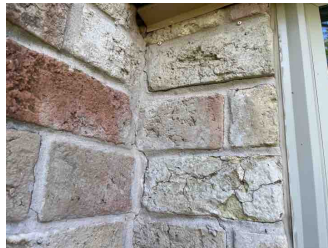
REP The exterior siding and trim had limited gaps, damages, and deterioration that should be repaired.



REP There were gaps at the exterior wall surfaces, a common condition. Gaps and any damages should be repaired, to reduce chances of moisture entry. See R703.8



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



I=Inspected

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D=Deficient

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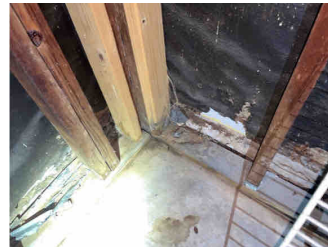
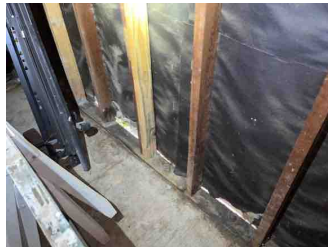
REP Some of the exterior siding and trim had areas that need to be sanded, caulked, and repainted.



REP Some of the exposed framing parts at the garage area had damage and deterioration. Further evaluation and repairs are recommended.



REP The garage area walls had evidence of moisture entry and moisture damage. Repairs are recommended.



Interior Walls

IMPR There were nail pops and other surface irregularities at some of the wall surfaces that could be repaired.



I=Inspected

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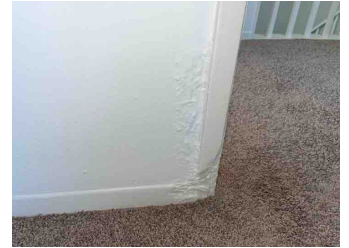
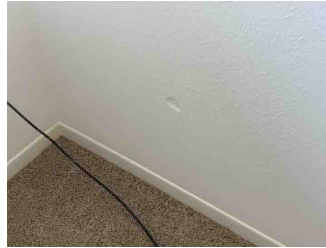
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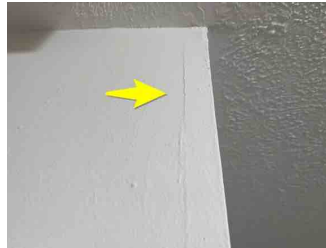
IMPR

There were marks and gaps at the interior wall and trim areas that should be repaired.



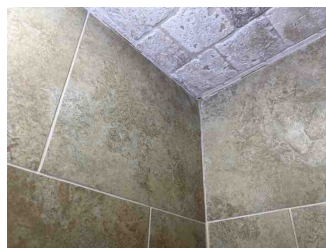
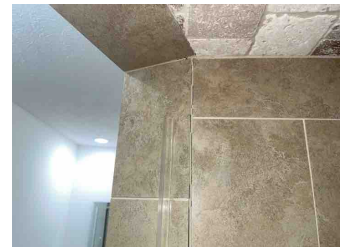
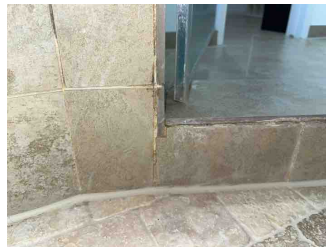
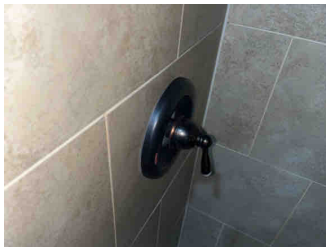
REP

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



REP

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



I	NI	NP	D
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REP Some of the walls, trim, and adjacent materials had water damage and deteriorated material. Further investigation and repairs recommended.



Behind water heater



Behind water heater



Upstairs bathroom tub drain area

F. Ceiling and Floors

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

Comments:

Materials

Ceilings were sheetrock

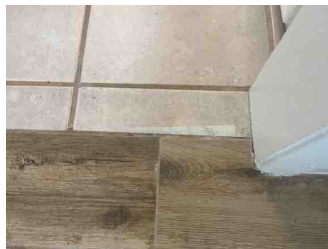
The floor coverings were carpet and ceramic tile

Floor

REP There were limited gaps at the caulk and trim at the perimeter of the floor areas that could be touched up and repaired.



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



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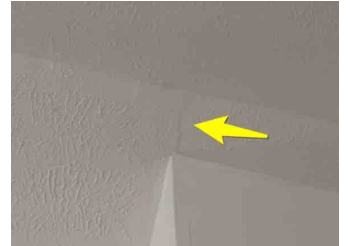
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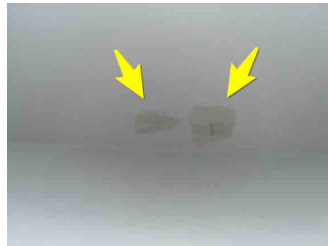
REP The upstairs floor coverings and floor boards creaked and made some noise when they were walked on. This is found at many homes. Areas with excessive creaking could be repaired.

Ceiling

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



REP There were limited gaps and marks at the ceilings that need to be evaluated and repaired.



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



Upstairs middle bedroom



Primary bedroom



Primary bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Upstairs bathroom

REP The ceilings had some moisture damage and moisture was actively detected at these areas. Concealed damage may be present. Further evaluation and repairs should be performed by a qualified contractor.



Primary bedroom



Primary bedroom

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G. Doors (Interior and Exterior)

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

Comments:

Doors

REP The garage door trim had some damages and deterioration and needs repair.



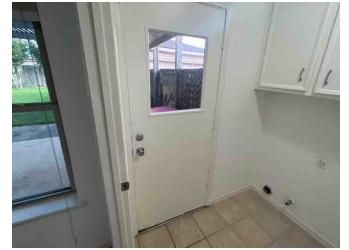
REP The exterior door weather stripping parts and sweeps had some gaps and damages that could be repaired.



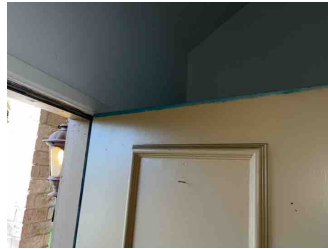
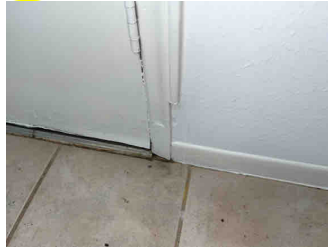
I	NI	NP	D
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Doors

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



REP The doors and door trim had some damages and irregularities. Repairs are recommended.



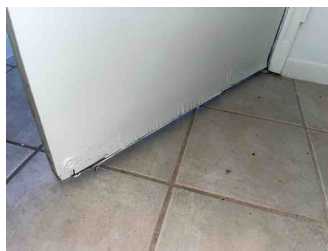
REP Some of the doors did not catch properly. The catch parts could be adjusted.



REP Some of the doors swung shut or open after they were used. This may be related to limited settling and movement of the building, and often occurs when the foundation is a bit out of level or the framing or doors are not perfectly plumb.



REP The back door lower areas had what appeared to be limited evidence of moisture damage. The sellers may be able to provide more information. Further evaluation and repairs are recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

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

Comments:

Materials

Double pane windows

Windows

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



MONI Flashing was not visible above the windows and/or window trim at some areas. This is found at many homes and the flashing is often hidden once the home is complete. It was not possible during the inspection to fully verify the integrity of concealed flashing parts.



REP Some of the wood at the exterior window trim parts had deteriorated. Repairs are needed.



I	NI	NP	D
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Windows

SAFT Some bedroom windows were over 44" inches above the floor. Present standards require that each sleeping area have an operable window not more than 44" inches above the floor and an opening of at least 5.7 square feet and minimum opening height of 24" inches, to provide a useful means of a secondary egress in the event of a fire. This was acceptable at the time the home was built and is considered to be grandfathered. Modifications could be performed as a precaution but are not mandatory.



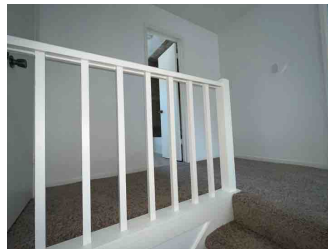
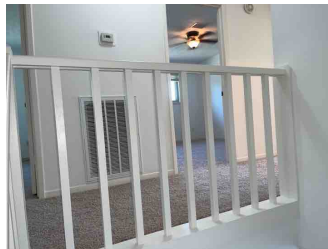
I. Stairways (Interior and Exterior)

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

Comments:

Railings

SAFT The stairway, landing, and/or balcony railing balusters were spaced at more than 4" inches, which is a safety risk such as for small children. Repairs are needed.



Stairs

The stairs were used several times during the inspection and were functional.

IMPR Some of the steps creaked when they were walked on. They can be repaired.

J. Fireplaces and Chimneys

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

Comments:

I	NI	NP	D
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Fireplace

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



MONI The fireplace interior surfaces had some limited cracks, however it was still useful.



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



SAFT Glass doors were installed over the fireplace face that are a risk of large and rapid burns, such as to small children. It is recommended that they be removed, or covered with protective metal screens.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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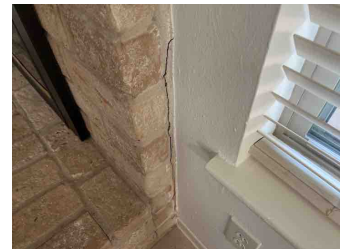
MONI The fireplace was a wood burning only fireplace. There was not a gas burner present and a fire was not lit in it. The gas burner could be replaced.



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



REP The fireplace brick had limited cracks and signs of settling that could be repaired.



REP The fireplace door frame and trim parts were loose and could be repaired.



K. Porches, Balconies, Decks, and Carports
TREC Standards Of Practice apply.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

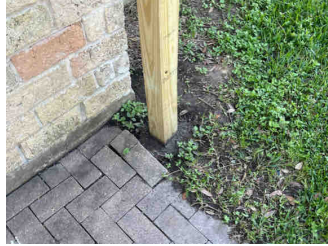
I	NI	NP	D
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See 22 TAC §535.228(k)

Comments:

Balcony/Porch

REP The porch pillars were not a secured in place with and resting on metal pillar hardware anchor parts. Repairs are recommended.



REP The back porch roof covering and structure had signs of settling and some deterioration present. Further evaluation and repairs are recommended.

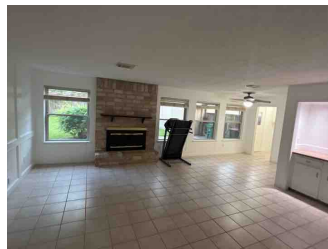


L. Other

Comments:

Views Of The Interior And Exterior Areas (Show All Sides/Rooms)

Interior areas



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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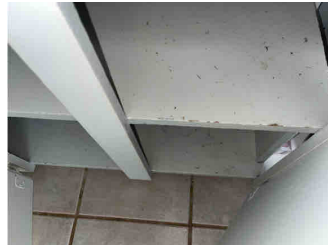


Exterior areas



Cabinets

REP The cabinets had some marks and could be repaired.



I	NI	NP	D
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REP Some of the cabinet hardware parts were loose or missing. Repairs are needed.



Other

REP Signs of wood destroying insect damages and infestation were present. Repairs and treatment should be performed.



Garage

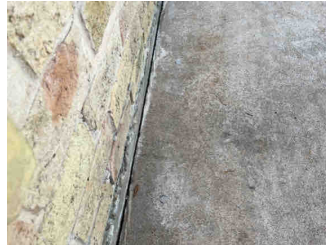


Garage



Garage

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



REP The fence was in contact with the exterior walls. It should be trimmed back, to reduce chances of pest infestation.



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



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



MONI It appeared that parts of this home had been remodeled and painted. This type of work may conceal certain conditions such as settling and movement, water damage, termite damage, and organic growth. We do not perform demolition or dismantling of homes to access the concealed areas and conditions. Per TREC inspection rules and standards of practice for home inspectors, this inspection was limited to what was readily visible and accessible at the time of the inspection.

REP Some of the fence posts were loose. Repairs are recommended.



II. ELECTRICAL SYSTEMS

Many of the electrical system parts were not readily visible or apparent at the time of the inspection. Further

I	NI	NP	D
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evaluation and testing by a licensed electrician is recommended.

A. Service Entrance and Panels

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

Comments:

Basic Information

- Service entry into building: Underground service lateral
- Voltage supplied by utility: 120/240 volts
- Capacity (available amperage): 125 amperes
- System grounding source: Driven metal rod
- Branch circuit protection: Circuit breakers
- Wiring material: Aluminum main service wiring where seen
- Wiring method: Non-metallic sheathed cable or 'romex' where seen.

Meter & Main

View of the service entrance and meter.



Electric Meter

The electric meter is outside on the rear of the garage.

Main Service

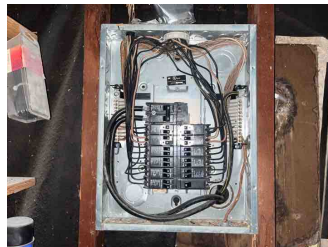
The main electrical service panel is in the garage.

Main Disconnect

The main disconnect is incorporated into the electrical service panel.

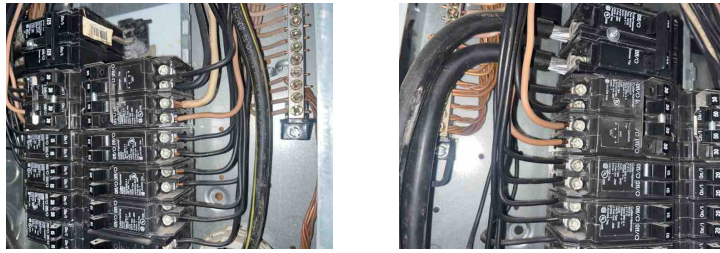
General Comment

Views of the breaker panel



I	NI	NP	D
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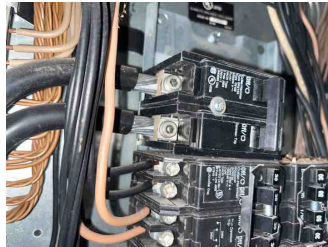
SAFT White wires were connected to some of the breakers and disconnects. They should be marked at both ends with red or black electrical tape, to indicate they are carrying a positive current.



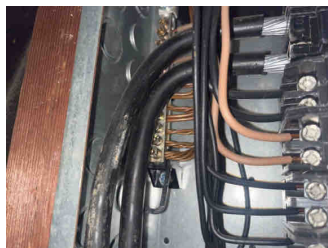
REP The breaker panel had some markings but was not clearly marked to show what each breaker protects. It should be marked by an electrician.



REP Antioxidant paste was not present where the exposed aluminum main electrical cables were attached to the terminals. This is considered to be deficiency per TREC inspection standards and should be repaired by a licensed electrician.



IMPR There were instances of more than one ground wire secured under each screw at the ground buss bars. This could be repaired as a precaution, to reduce chances of loose ground connections.



AFCI Protection

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

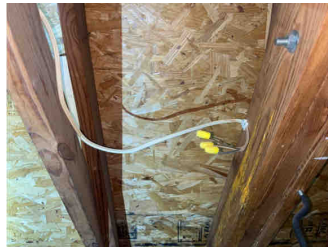
TREC Standards of Practice for Inspectors apply. See 22 TAC §535.229 (b).

Type of Wiring: Copper

Comments:

Wiring

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

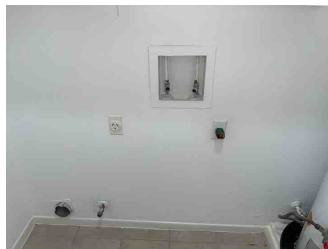


SAFT Running splices, which are improper connections outside of a junction box, were present. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage.



Receptacles

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



I	NI	NP	D
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SAFT Some electrical receptacles within 6' feet of the wet areas and sinks did not have properly functioning GFCI protection, which should be installed as a safety precaution.



SAFT The garage area electrical receptacles did not have GFCI protection, which should be installed.



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



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



I	NI	NP	D
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SAFT Some of the electrical receptacles had prongs that had broken off and were stuck. These receptacles should be repaired or replaced by a licensed electrician.



Dining area



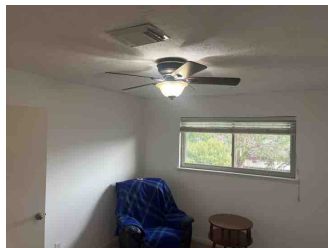
Dining area

Lights / Fan

SAFT There were light fixtures at the closets with exposed bulbs. Light fixtures at the closets should have protected bulbs as a fire safety precaution.



REP Some of the ceiling fans were missing pull chains and did not operate at the time of the inspection. Repairs are recommended.



Smoke Detectors And Carbon Monoxide Detectors

SAFT Carbon monoxide detectors were not present, which are recommended and should be installed, such as near the bedroom entrance areas and where any fueled appliances will be used, as a safety precaution.

SAFT Smoke detectors were not present at the bedrooms or areas where persons could fall asleep, which should be installed as a safety precaution.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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SAFT The smoke detectors were not all new. A budget should be maintained for replacing the old smoke detector(s) within the next few years. As a safety precaution, they should be replaced every 5 to 10 years.



MONI Security system type smoke detectors and other devices or security system carbon monoxide detectors were present that were not inspected.



C. Other

Comments:
Not Inspected & Not Present

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

A. Heating Equipment

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

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

Basic Information

Furnace location: Attic

I	NI	NP	D
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View Of Unit(s)

View of the heating equipment



Appears to have been built in 2007

General Comment

Views of the heating supply and return readings.



Downstairs supply



Upstairs supply



Return

DEFF The heating equipment appeared to be near the end of its expected service life. The need for replacement should be expected in the near future.

SAFT The gas supply line for the furnace was a flexible gas line where it passed through the furnace cabinet. This is a safety risk that should be repaired by a qualified plumber.



B. Cooling Equipment

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

Type of Systems: Central Split System

Comments:

Basic Information

Method of cooling: Gas compression

Type of system: Gas heat with air conditioning

Number of units: 1

Location of equipment: Split or remote system

Manufacturer: Goodman

Condenser location: Left side of structure

Electrical disconnect location: Adjacent to condensing unit

I	NI	NP	D
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General Comment

Views of the air conditioning supply and return readings.



Downstairs supply



Upstairs supply



Return

MONI The air conditioner equipment was evaluated at the readily visible and accessible areas but was not dismantled or tested such as for coolant levels and coolant leakage. We recommend a qualified HVAC contractor evaluate and check the air conditioner equipment before completing the purchase.

DEFF The air conditioning equipment was not new and probably nearing the end of its expected service life. Although it may be functional for some time with maintenance and repairs, many HVAC contractors would probably recommend replacing it soon. It should be evaluated by a qualified HVAC contractor.

MONI The air conditioner uses R22 coolant. These units are no longer produced by most manufacturers, and R22 coolant is being phased out and is costly. Contractors will recommend replacement since coolant is expensive, parts may be difficult to locate, and contractors may not trust alternate coolants such as 407c. A budget should be maintained for replacing the HVAC equipment in the near future.

Condensing Unit

Views of the condenser unit



5 ton unit built in 2013, uses R22 coolant, min/max amps: 26.4-45

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

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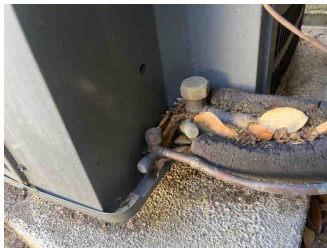
REP The air conditioner coolant lines insulation had gaps that need to be repaired.



REP Flashing was not present where the air conditioner coolant lines and control wire passed through the exterior wall, which should be installed.



SAFT The fittings at the air-conditioner condenser unit to access the coolant lines did not have locking access port caps, which should be installed to prevent coolant theft and to prevent persons from inhaling it, which is a risk of fatality. See M1411.6 and Mechanical section 1101.10.



REP Some foliage was close to or in contact with the condenser unit that needs to be trimmed back to reduce chances of damage and loss of efficiency.



I	NI	NP	D
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Evaporator Coil

Views of the evaporator unit



Built in 2013

DEFF The air-conditioner evaporator unit secondary drain pan was rusted. It needs to be replaced soon.



C. Duct Systems, Chases, and Vents

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

Comments:

Ducts

The ducts were functional at the time of the inspection.

IMPR The upstairs and downstairs areas were controlled by the same thermostat, which will likely cause some temperature irregularities between the upstairs and downstairs areas. The vents could be adjusted seasonally as needed.

MONI The ducts and HVAC units have been in use since they were installed and should be treated and cleaned soon. Ducts and HVAC equipment should be cleaned on a periodic basis to limit and prevent dust, organic growth, and mold accumulation that is present at most homes.

REP Some of the ducts were in contact with each other, which could lead to condensation formation and organic growth development. It is recommended that the ducts be separated with insulation where they are close to and in contact with each other.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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REP Some of the ducts were lying on the attic floor. They should be suspended with straps.



IMPR Some of the ductwork was exposed in the home, and could be enclosed in a chase.



D. Other

Comments:
Not Inspected & Not Present

IV. PLUMBING SYSTEMS

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

A. Plumbing Supply, Distribution Systems and Fixtures

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

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

Location of Main Water Supply Valve: The domestic water supply main shut-off valve is outside at the left front corner of the building.

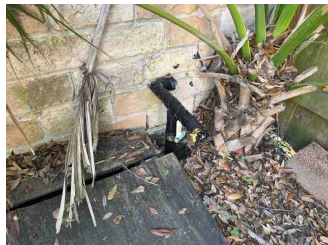
Static Water Pressure Reading: Water pressure reading, 50 - 60 psi

Type of Supply Piping Material: Copper

Comments:

Water Shutoff Comments

View of the water supply cutoff valve



I	NI	NP	D
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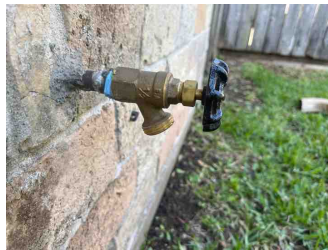
General Comments

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

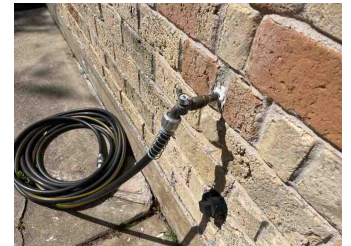
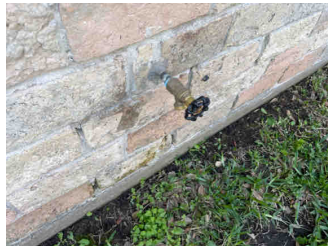
View of the water meter



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



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



REP Some of the connector hoses had begun to swell. They need to be replaced soon at this property, as a water damage prevention measure.



I	NI	NP	D
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MONI They were connections for a sink at the living room mini bar area that were not set up for use and not tested. Further evaluation is recommended.



REP There were uncapped water lines that were not in use. We recommend all water lines not in use be capped.



Mini bar

REP There was what appeared to be exposed water lines at the exterior of the home that should be buried to protect against weathering and damage.



REP Some of the exterior faucets appear to have been disconnected, and some of the handle parts were damaged. Further evaluation and repairs are recommended.



B. Drains, Wastes, and Vents

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

Type of Drain Piping Material: ABS drain lines

Comments:

I	NI	NP	D
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Drain Lines

REP The primary bathroom right sink drain had a leak. Further evaluation in our prayers should be performed by a licensed plumber.



Sinks And Tubs

REP The drain stops did not all operate properly and some parts were damaged or missing and need to be replaced.



Primary bathroom, right sink



Upstairs bathroom, left sink

REP There were gaps around the sinks that need to be sealed with matching sealant designed for this use.



Toilets

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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REP The primary bathroom toilet was found to be running. The toilet reservoir was not filling with water properly and the toilet did not flush properly. The flush valve may be worn or other repairs may be necessary. Further valuation and repairs should be performed by a licensed plumber.



C. Water Heating Equipment

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

Energy Sources: Natural gas

Capacity: 40 gallons

Comments:

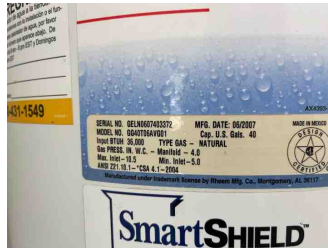
Basic Information

Location: Laundry area

Unit type: Free standing tank

General Comment

Views of the water heating equipment



Built in 2007

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



REP The water heater is likely beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



REP The water heater drain pan(s) did not have warning or shut down device(s) which are recommended to reduce chances of water damage in the building.



T/P Release Valve

SAFT The water heater temperature and pressure relief valve did not readily open when it was tested. As a safety precaution, it should be repaired or replaced by a qualified plumber.



REP The temperature and pressure relief valve discharge pipe is not routed to an approved location. We recommend it be relocated.



D. Hydro-Massage Therapy Equipment

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

Comments:

Not Inspected & Not Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

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

Type of Gas Distribution Piping Material: Galvanized steel

Comments:

Gas Meter Comment

View of the gas meter

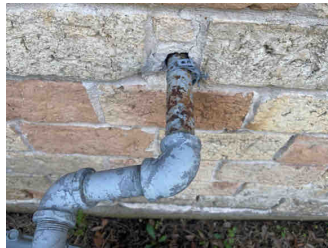


Gas Piping

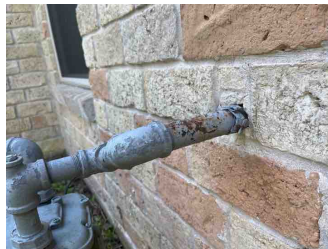
The gas supply lines operated properly when they were used during the inspection.



Bonding between the gas supply lines and the breaker panel was not found at the gas line where it enters the home, where it is normally installed, which should be installed if it is not present.



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



I	NI	NP	D
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SAFT Sediment traps were not present at the gas supply lines connected to the water heater and furnace. It is recommended that they be installed, to help trap debris that could clog the burners and cause a malfunction.



SAFT The gas supply lines that were not connected did not have caps, which should be installed.



Fireplace

V. APPLIANCES

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

A. Dishwashers

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

Comments:

Dishwasher

Views of the dishwasher



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

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

B. Food Waste Disposers

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

Comments:

Disposal

Views of the disposal



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

C. Range Hood Exhaust Systems

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

Comments:

Ventilation

View of the range hood



A range hood was present over the burners. The range hood appeared to be properly installed and it operated properly.

D. Ranges, Cooktops, and Ovens

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

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Oven

Views of the oven



REP The oven was turned on with normal operating controls and found to be in working condition, but the temperature settings need to be adjusted so it heats to within 25°F of the desired temperature when set to 350°F. It only heated to about 225°F.



Stove

View of the range



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

I	NI	NP	D
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REP These stove top surfaces had limited marks, and damage that could be repaired.



E. Microwave Ovens

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

Comments:

Microwave

Views of the microwave



The microwave oven operated properly when it was tested during the inspection.

F. Mechanical Exhaust Vents

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

Comments:

Ventilation

REP Vent fans were not present in the home. At areas with windows, this is allowed. At areas without windows, vent fans are recommended and could be installed. In addition, at the areas with windows, having vent fans will help limit moisture accumulation. Any vent fans that are installed should vent to the exterior of the building, such as through the roof or walls.

G. Garage Door Operators

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

Comments:

I	NI	NP	D
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Garage Door Opener

View of the garage door operator



SAFT The garage door opener optical sensors were mounted higher than 6 inches above the garage floor, which is a safety hazard. They need to be adjusted.



REP The garage door operator was disconnected and not currently set up for use. There was not an electrical receptacle within reach of the power cord. Further evaluation and repairs are recommended.



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H. Dryer Exhaust Systems

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

Comments:

Dryer Vent

Dryer vent vents through the wall



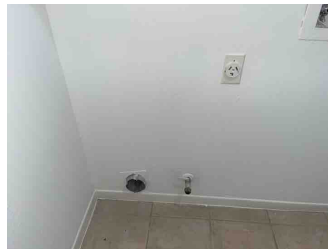
I	NI	NP	D
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SAFT The dryer vent had accumulated lint and debris, which is flammable. We recommend it be cleaned as a safety precaution.



Washer/Dryer

The hookups for the washer and dryer were installed and in serviceable condition. There were no laundry appliances in place at the time of this inspection.



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

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-
-

I. Other

Comments:

Appliances: Overall

View of the refrigerator and freezer



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

VI. OPTIONAL SYSTEMS

There were concealed areas and parts at the items in this section that were not accessible or visible for inspection.

I	NI	NP	D
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Further evaluation by qualified, licensed contractors is recommended.

A. Landscape Irrigation (Sprinkler) Systems
TREC SOP's apply. See 22 TAC §535.233(c)

Comments:

Exterior Plumbing

View of the sprinkler system controller



REP The sprinkler system did not have a diagram present and sprinkler system controller did not have markings indicating what each zone was used for. These should be present.

REP The sprinkler system did not have a rain sensor connected to it, which should be installed to help prevent wasted water such as during rainy seasons.



SAFT The sprinkler system did not have a backflow prevention device, which should be installed.

REP The sprinkler system did not respond when tested and was missing some parts. Further evaluation and repairs are recommended.

B. Swimming Pools, Spas, Hot Tubs, And Equipment
TREC SOP's apply. See 22 TAC §535.233(d)

Comments:

Not Inspected & Not Present

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

Comments:

Not Inspected & Not Present

D. Private Water Wells
TREC SOP's apply.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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See 22 TAC §535.233(g)

Comments:

Not Inspected & Not Present

E. Private Sewage Disposal Systems

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

Type of System: Not Inspected & Not Present

Comments:

F. Other Built-in Appliances

Comments:

Not Inspected & Not Present

G. Other

Comments:

Not Inspected & Not Present