



DOES IT ALL HOME INSPECTION, PLLC

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TREC REI 7-6 DOES IT ALL

9918 Knob Hollow Way  
Conroe, TX 77385



Inspector

Jernard McCray

TREC #22734

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# PROPERTY INSPECTION REPORT FORM

Jannet Yepiz <i>Name of Client</i>	12/14/2022 1:00 pm <i>Date of Inspection</i>
9918 Knob Hollow Way, Conroe, TX 77385 <i>Address of Inspected Property</i>	
Jernard McCray <i>Name of Inspector</i>	TREC #22734 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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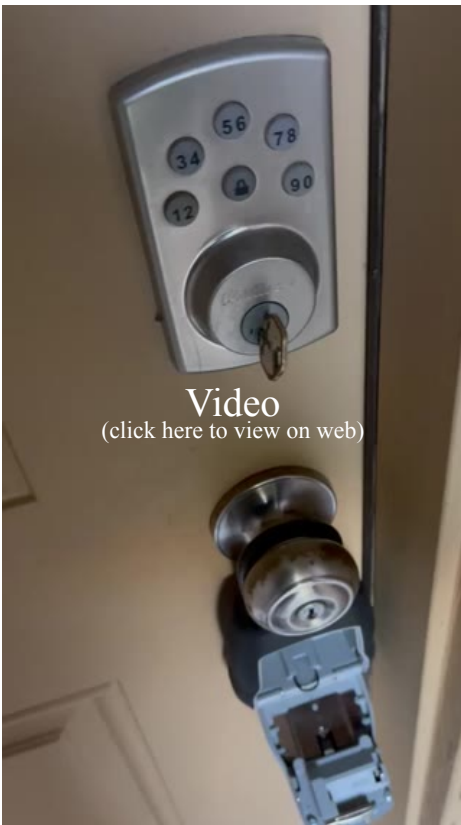
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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Home Inspector, Buyer Agent

*Time In:* 1:00 P.M.

*Time Out:* 4:00 P.M.



*Report is prepared for the client listed above:*

THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED CONTRACT AGREEMENT AND IS NOT TRANSFERABLE.

*Occupancy:* Vacant

*Temperature (approximate):* 60 - 70°F

*Direction House Faces:* North

*Weather Conditions:* Clear, Cool

*Report Information:*

This report is the property of Does It All Home Inspection, PLLC © 2022, all rights reserved.

This is a Confidential Report expressly prepared for our client only and is not transferable to anyone in any form without written permission of Does It All Home Inspection, PLLC. Use of this report by unauthorized persons or for unauthorized purposes is prohibited under Title 17, Chapter 37 of the Federal Copyright Act.

Any photographs, schematics or diagrams that may be used in the compilation of this report are for illustrative purposes only and make no implication or inference as to the severity or importance of any illustrated feature or defect. The client is urged to read and examine this report in its entirety. Any judgment as to severity or importance, unless otherwise noted in the text and body of the report is entirely the opinion of the client.

Our inspections do not attempt to determine the type of Stucco veneer/cladding installed on the home. There are so many types and variations of stucco cladding, only a stucco or EFIS specialist could make that determination with any certainty. This inspection does not attempt to determine if there is any moisture behind the Stucco veneer/cladding. Moisture evaluation and testing should be performed by a certified Stucco or EFIS specialist. This inspection does not attempt to determine if the Stucco or EFIS type veneer/cladding was installed properly.

Any comments concerning these siding types offered by our inspectors, either written or verbal, are opinions only and are not offered as statements of fact.

#### **INTENT OF INSPECTION**

The expressed intent and purpose of this report is to inform our client of visual observations and opinions made on the day of the inspection, by your inspector. The opinions given are as to whether or not the mechanical, electrical, plumbing and structural components of this property are performing their intended function or are in need of repair. It is not the intent, nor within scope, of

this inspection and report to determine if the property is warrantable, insurable, habitable, or to determine the economic life span. The client is advised to solicit information, advice, and cost estimates from licensed professionals in the appropriate trades, for all areas of concern prior to the closing process.

### **SCOPE, METHOD OF INSPECTION AND LIMITATIONS**

The content of this report is based solely upon visual observations and the perceived performance of the different components and not engineering fact. The inspector's opinion is based on his or her personal knowledge, experience, and training, and not upon any code requirements or performance standards. The inspection will be conducted under the standards set forth by the Texas Real Estate Commission. The inspector is not a code compliance officer. Any federal, state or local codes and / or other legal requirements are not within the scope or intent of this report. The inspector may reference common building code violation for information purposes.

The inspection methodology is limited to openly visible areas of the property. Observations are made on both the inside and outside of the structure. Observations were limited to only those areas open to view without disassembling any component or moving any items which are obstructing the view. The inspector may use basic tools or instruments to aid in the inspection process. Note: stored items, furnishings, recent updating and or repairs may mask typical signs of distress. Because the inspection procedure is visual only and was not intended to be diagnostic and / or technically exhaustive some inherent risk remains that undiscovered problems exist and / or future problems will develop. There is no guarantee or warranty stated or implied that all defects or problems have been found or that Does It All Home Inspection, PLLC will pay for the repair of, or be liable for, any defect not discovered. This report was prepared for the exclusive use for Client(s) and Does It All Home Inspection, PLLC and is not transferable to anyone else in any form. Does It All Home Inspection, PLLC assumes no responsibility for its use and/or misinterpretations by third parties.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client should understand that high moisture conditions for whatever reason may cause various forms of mildew, and / or mold, to flourish. If the client has concerns with such environmental issues, we recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint. This company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

There is no currently approved procedure to detect the presence of "Chinese" or other drywall which may have been manufactured in an unapproved way or with unapproved or harmful materials. Accordingly, the issue of harmful drywall (and its potential problems) is beyond the scope of the inspection report.

### **RE-INSPECTIONS**

Does It All Home Inspection, PLLC will conduct re-inspection services for a reasonable fee. However, we do not certify workmanship or warrant another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

### **DISPUTE RESOLUTION**

In the event a dispute arises regarding an inspection that has been performed, Client agrees to notify Does It All Home Inspection, PLLC within seven (7) days of the time of discovery to give Does It All Home Inspection, PLLC a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Any unresolved disputes relating to this agreement shall be submitted for mediation and then neither party shall have a right to bring suit in court. This provision shall be specifically enforceable and damages for breach of this provision shall include, but not limited to court costs and attorney's fees. Client agrees that Does It All Home Inspection, PLLC liability, if any, shall be limited to the amount of the inspection fee paid.

### **ACCEPTANCE OF THE REPORT**

Acceptance of the report, payment or use of the information contained in the report is an acknowledgment and acceptance of this agreement by Client to the terms and limitations listed in the report. Client acknowledges that the inspection includes only those items listed specifically as inspected in the inspection report.

#### *Additional information by the inspector:*

This inspection report is a legal binding contract. By accepting or relying on this report in any manner, the client understands and agrees that they are bound by all terms, conditions, limitations and disclaimers contained herein whether the agreement has been signed or not.

1. This report is in no way a warranty ( written or implied), guarantee or representation against any conditions, defects ( hidden or latent), equipment failure or structural component failure that may occur after the date of this inspection. Absolutely no warranty, guarantee, or implied warranty is given or may be construed.
2. This report has been performed and written for the person, company, or entity named as the client in this report. Under no circumstances is this report transferable to any other person company or entity.
3. The labeling of any pictures in this report does not mean that those areas pictured are the only affected or deficient areas.
4. This report has been done only on the mechanical or structural items listed in this report.

5.This is a visual inspection only. It does not deal with any codes locally or nationally. Nor does it deal with any defects that were latent, hidden, or not apparent at the time of this inspection.

6.No specialized tests ( structural or engineer) were performed during this inspection. This inspection does not include asbestos, lead or mold tests.

7. This is by no means a warranty or guarantee of future performance of any item listed herein. No estimates will be given as to costs of any repair work that is needed. It is recommended that only licensed repair companies specializing in the field in question give estimates for repair.

NOTE: For the purpose of this report and all references within all references to direction (front, back, left & right sides) within the report are based on looking at the structure from the front side.

All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection.

All categories that listed deficiencies should have repairs be made by a qualified professionals.

All sections listed under deficiencies should be further evaluated by a specialist in that field.

Photos are representative of the issue but may not include all affected areas.

Please be aware that homes which are under construction, occupied, furnished, and/or staged at time of inspection. Several items possibly hidden/inaccessible due to occupants belongings. Home will continue to be in use possibly resulting in deficiencies that were not present at time of inspection.

#### *Additional Information:*

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY **Jannet Yepiz** THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the prospective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

#### 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 non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment 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 components and systems in addition to those described by the standards of practice.

#### GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;

- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) **anything buried, hidden, latent, or concealed;**
- (v) sub-surface drainage systems;
- (vi) 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, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
  - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (ii) cosmetic or aesthetic conditions; or
  - (iii) wear and tear from ordinary use;
- (C) determine:
  - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, 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, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
  - (iv) types of wood or preservative treatment and fastener compatibility; or
  - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) 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) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) 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. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.

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. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects. Also look at the Pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed

below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. This does not necessarily mean that this is a bad home. The word deficient means that things are not as they should be and therefore we mark this box if there is an issue in a certain area, we recommend that if the deficient box is marked that you look into this section and see what wasn't up to par. It may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year. Should you desire for me to meet you at the home to discuss any of the report contents please just let me know.

#### Comment Key - Definitions

This report divides deficiencies into three categories: **In need of immediate attention or repair or Safety Concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/DIY/Minor Defects** (colored in blue). **Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.**

**In need of immediate attention or repair or Safety Concern** - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

**Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

**Maintenance Items/DIY/Minor Defects** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than its categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.**

#### **Water Course:**

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection.

#### **Hillside**

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

#### **Not visual out of scope**

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

#### **Courtesy Photos**

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. 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. We always recommend full review of the entire inspection



report.

### **Roof covering**

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.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure. It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

### **Flipped house:**

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

### **Manufactured Housing:**

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

The manufactures certified label (HUD insignias) on this home are located on the North side of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacture is required to provide instructions on site preparation, installation and anchoring.

### **Plumbing:**

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand, These are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

### **Mechanical Systems:**

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, etc.. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

### **Bonding and Grounding:**

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

We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

**Pest Control:**

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

**Lead Based Paint:**

Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-lead paint. Some homes built after 1960 also contain heavily-lead paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead-content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead based paint? We cannot tell you that it does or does not. Providing lead based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

*Locked:*

This area was locked an inaccessible. The listing agent/owner was contacted during the inspection but could not provide access. If you are interested in having this area inspected, please contact our office about a reinspection.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Post-Tension Slab

*Comments:*

*The inspector will describe the type of foundation and inspect the foundation, related structural components and slab surfaces. He will report any post-tensioned cable ends that are not protected.*

*The inspector will render a written opinion as to the performance of the foundation based on his training and experience. Other professionals may have different opinions. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square doorframes or obvious floor slopes. Your inspector is not a structural engineer. You should refer to <http://houstonlabfoundations.com> or a similar website, or have an engineer give an evaluation if any concerns exist about the potential for future movement.*

*This is a slab-on-ground foundation. Due to the expansive soils found in this area, it is common for the house to develop cracks in drywall, brick veneer and stucco during the life of the house. Expansive soil movement also will commonly result to door issues such as distorted door frames.*

*Foundation Statement:*

**Buyers Advisory Notice:**

*These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 12/14/2022.*

The performance of the foundation described within this report does not in anyway address future settlement or movement. Due to the expansive nature of the soil in the Houston area it is recommended that the foundation be monitored on a regular basis and the moisture content of the soil surrounding the foundation be kept at a consistent level.

*Foundation performance appears to be okay.:*

It is this inspector's opinion on the day o the inspection that the foundation appears to be performing at satisfactory status. During visual observations at the time of this inspection, there was no evidence suggesting significant foundation movement.

*The foundation of this home at the time of inspection appeared to be.:* In functional condition with no major signs of movement or settlement.

**1: Corner Cracks**

 Maintenance Item

Cracking across the corners of the foundation was observed in several areas at the time of inspection. This condition is not normally a structural concern. However, cracks should be sealed to avoid possible water, corners shearing off, or infestation

I=Inspected

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Front Right side



Front Left side



Back Left

## 2: Exposed tendon (re-enforcement cable) ends

Deficiency

Tendon (re-enforcement cable) ends were exposed at the exterior grade beam. These cables are a strengthening member of the foundation and provide tensile strength. They should be kept watertight and sealed at all times.

Recommendation: Contact a qualified handyman.



Back Left

## B. Grading and Drainage

Comments:

The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

Water Course Disclaimer:

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Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection

*Drainage:*

The drainage around the structure appears to be redirected around the home We recommend that you monitor this area when it rains and make sure that the water is channeling away from this area as intended, if it is not there will be upgrades needed and you may consider adding a form of sub surface drainage in this area.

**1: Ponding**

🟡 Deficiency

Ponding was observed on the left and right exterior of the home near the fence area. Recommend adding subsurface draining to divert water away from the home



**2: Divert water away from home**

🔧 Maintenance Item

Gutter & Downspout System Note: The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.

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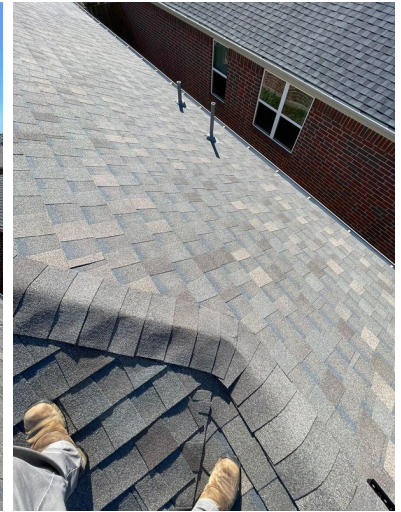
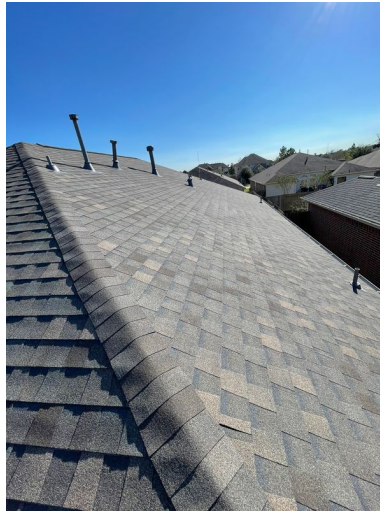
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Splash block is not properly installed at the front entrance of the home to divert water away from home

- C. Roof Covering Materials**  
*Types of Roof Covering: Asphalt*  
*Viewed From: Roof*



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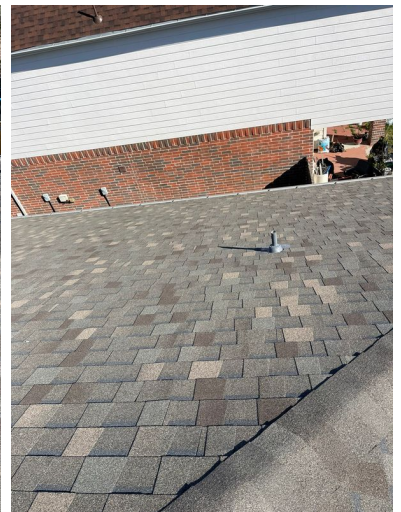
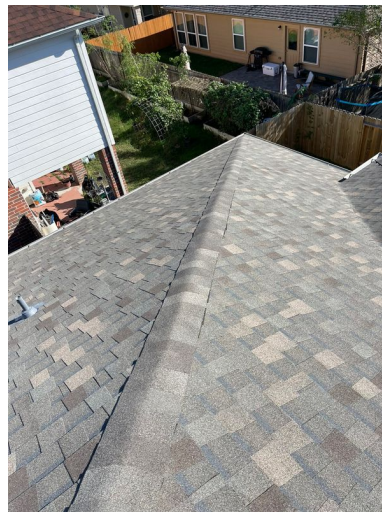
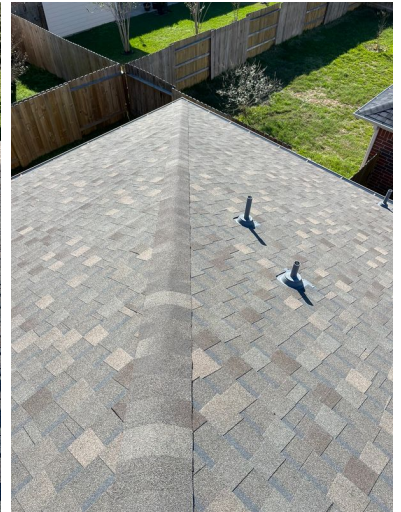
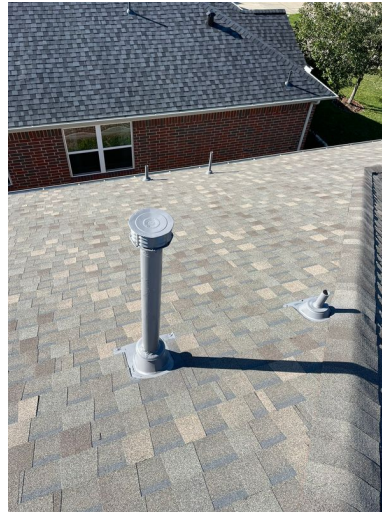
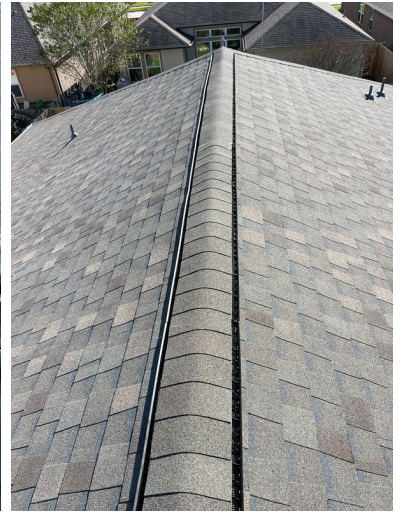
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*Comments:*

*The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined). He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof. He will not make a determination regarding the remaining life expectancy of the roof covering. As a general rule the average life expectancy of a composition roof is approximately 18-20 years, note: environmental conditions can have a great effect on the life expectancy. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.*

*The inspector will inspect the roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems. Note: if the roof is observed from the ground, viewing may be limited in some areas.*

*Roof visibility:* All areas of the roof were visible -  
A roofing contractor with proper safety and access equipment is recommended.

*Recommend Insurance:*

We recommend that prior to the end of any option periods or other time restraints included in the home buying process that you have your insurance company inspect the roof and make sure of the life expectancy and give their opinion on the insurability of the roof.

This is important so that you do not buy this home and then have the insurance company cancel your home owners policy because of the roofs condition. This roof appears to be working as it should, however it does have some age to it and having the roof looked at by your prospective insurance company will help keep you from having potential issues with the insurance company in the end and have all the questions answered that they may ask you prior to closing.

*Recommend a roofing company inspect roof:*

We recommend a roofing company inspect roof and give price quotes and advice on needed repairs prior to the end of option period or other time limitations in the real estate purchase process, due to areas noted below.

*Roof limitations:*

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The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

1. Roofing material quality: Higher quality materials, will of course, last longer.
2. Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
3. Structure orientation: Southern facing roofs will have shorter lifespans.
4. Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

### 1: Lifted shingles

🔴 Deficiency

Shingles adhesive is missing and/or it has not laid down the shingles at this point causing them to be lifted. Recommend further evaluation and repairs as necessary

Recommendation: Contact a qualified professional.



Back Left

### 2: Missing fasteners

🔴 Deficiency

Missing fasteners were observed on the flashing. Recommend proper installation

Recommendation: Contact a qualified professional.

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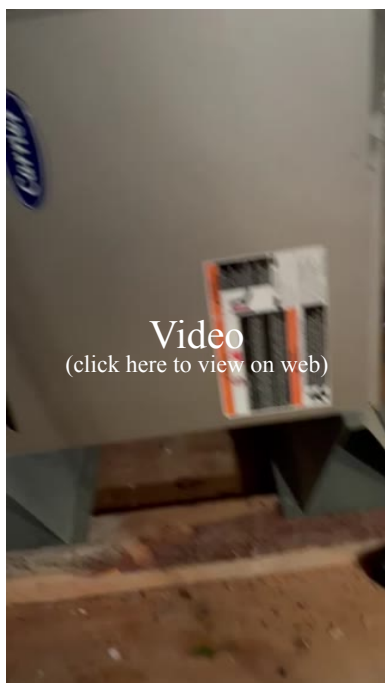


Front Left side vent cap



**D. Roof Structures and Attics**

*Viewed From: Attic*



*Approximate Depth Of Insulation: 10"-13", Loose filled insulation*

**Comments:**

*The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will report his attic inspection point. He will describe the insulation visible in unfinished areas. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will report inadequate attic space ventilation. He will report the lack of components such as purlins, struts, collar ties or rafter ties or the inappropriate installation of those components. He will report excessive deflections or depressions in the surface of the roof as it relates to structural performance. He will inspect for the visible presence of attic insulation and report the approximate depth. The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation and*

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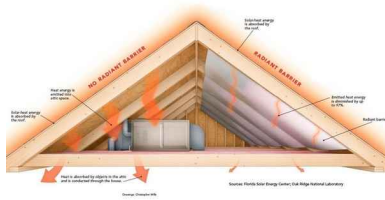
installation of each unit, including the wiring and mounting of the thermostat control. He will also report unusual noise or vibration. Note: all areas of attic may not be safely accessible for inspection.

Attic Ventilation: Ridge vents, Soffit vents

Radiant Barrier/Tech Shield:

You have OSB Sheathing/Radiant Barrier for the attic structure. This is for your information. This type of material limits the visual capability to detect possible moisture penetration/roof deck staining due to the barrier type finish.

Radiant Barrier Sheathing is designed to lower a home's attic temperature. For more information on this product click [here](#).



**1: Daylight visible**

☹️ Deficiency

Daylight penetrating into the attic area was observed in at least one location. Recommend repairs as these are areas for the potential of water penetration



Furnace vent pipe



Water heater vent pipe

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**E. Walls (Interior and Exterior)**

*Comments:*

*The inspector will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.*

*Periodic inspection and routine maintenance of exterior finishes (paint), sealants, caulking around windows, doors and all other exterior items that penetrate the walls, this should be done on a regular basis. Landscaping including trees and bushes should not be in contact with the exterior of the home. These conditions may cause damage to the home. They promote wood rot and make an easy pathway for insects.*

**1: Caulk and/or sealant**

 Maintenance Item

Caulking and sealing is needed around all exterior siding penetrations including, but not limited to: electrical panels, light fixtures, outlets, plumbing penetrations, vent terminations, expansion joints, etc. This will prevent water and/or unconditioned air penetrations.



Above the front entrance of the home



Above the front entrance of the home

**2: Siding/trim damage**

 Deficiency

Observed damage to the siding/trim in areas around the exterior of the home. May not be limited to areas of just the photos in the report Recommend repairs

I=Inspected

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Back Left



Back Right

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### 3: Mortar gaps

 Maintenance Item

Observed gaps or cracks in the brick mortar. Recommend repairs to prevent the potential of water penetration

Recommendation: Contact a qualified professional.



Upper Wall Left side

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### 4: Rust on lintels

 Maintenance Item

Rust was observed on the lintels above the openings that have brick veneer in those areas. Recommend cleaning and probably painting

Recommendation: Contact your builder.

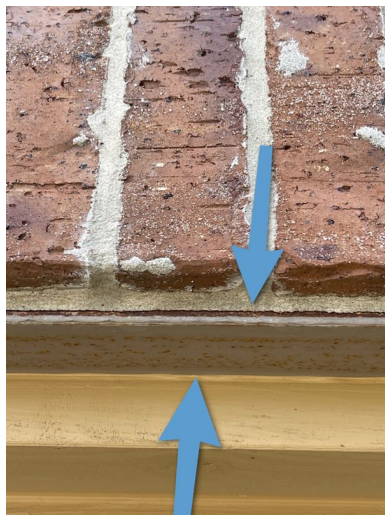
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**5: Caulking/sealant on the shower or bathtub walls**

Deficiency

The grout/sealant is beginning to deteriorate, missing, or crack on and/or around the shower or bathtub walls. Recommend repairs to prevent the potential of water penetration

Recommendation: Contact a qualified professional.



Primary Bathroom

**F. Ceilings and Floors**

*Comments:*

*The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance.*

*Nail Pops:*

Nail heads were observed to be pushing through the interior finish in one or more locations. These are normally cosmetic, but should be monitored

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D=Deficient

I NI NP D



Breakfast Area

**1: Ceiling damage**

 Deficiency

Observed holes, cracks, or repaired areas in sheet rock ceilings. Recommend repairs

Recommendation: Contact a qualified professional.



Breakfast Area



Breakfast Area

**G. Doors (Interior and Exterior)**

*Comments:*

*The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks on interior doors. He will report doors that do not operate properly. Purchaser is advised to replace or re-key all exterior locks upon taking position of the property.*

**1: Door Doesn't Latch**

 Maintenance Item

Pantry



I=Inspected

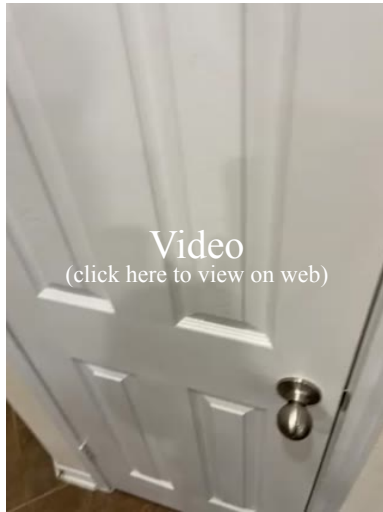
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One or more doors doesn't appear to be latching close properly.



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## 2: Garage self-closing

 Maintenance Item

Observed the door from the garage to the home interior is not self-closing as required.

Here's a helpful link regarding self closing garage entry doors:

<https://www.familyhandyman.com/project/self-closing-door-making-an-existing-garage-service-door-automatic/>



**H. Windows**  
*Comments:*

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I NI NP D

*The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.*

*On homes with burglar bars, the inspector will inspect and report any inoperable windows at burglar bar locations of sleeping rooms or inadequate egress areas and other randomly sampled accessible burglar bar locations. He will report locations where functional keyless burglar bars are appropriate.*

Window type: Double pane

**1: Window caulking/sealant**

 Maintenance Item

Observed one or more windows with deteriorating or missing sealant /caulk. All interior and exterior joints should be checked and addressed as needed.



**I. Stairways (Interior and Exterior)**

Comments:

*The inspector will inspect and report any visible deficiencies in interior steps, stairways, balconies and railings. He will report any spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings.*

**J. Fireplaces and Chimneys**

Comments:

*The inspector will describe and inspect each fireplace and chimney. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of fire stopping at accessible attic penetrations of the chimney flue.*

*The inspector will report a gas log lighter valve that leaks gas or does not function. He will report deficiencies in the circulating fan. He will report any deficiencies in the combustion air vent, chimney coping, chimney crown, cap or spark arrestor. The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test. \*\*Fireplaces with gas appliances should have the damper blocked open, so that unseen harmful gases can exhaust out the chimney and not into the home.*

Fireplace information: Gas

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*Chimney observed from: Roof*



*Recommend having a chimney sweeper clean the chimney area prior to closing:  
Recommend having chimney sweeper clean the chimney area prior to closing*

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

*The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.*

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I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

*The inspector will describe the visible wiring type, the amperage rating of the service and the locations of the main disconnect. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will report electrical gutters and sub panels that are not properly bonded and grounded. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.*

*The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.*

*The inspector will report deficiencies in the type and condition of the wiring in the panels, the sizing of listed equipment of over current protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect. He will report accessible main or sub panels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have dead front covers in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from the edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.*

*Service Entrance Wiring:* Underground

*Main Panel Box Location:* Garage

*Main Panel Manufacturer:* Eaton



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Amperage rating for main service disconnect: 125 Amps



Type of Feeder Wires found in main and sub panels: Aluminum

**1: Arc-fault protection missing**

🚫 Deficiency

Arc-fault protection was not present on all circuits required by current building standards. These locations (kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas) may not have been required at the time of construction but are still required to be noted by the inspector. This is now required by Texas Real Estate Commission Standards

**2: Anti-oxidation paste not completely covering wires**

🔧 Maintenance Item

The anti oxidation paste is not completely covering the aluminum service wires coming into the panel. Recommend adding

Helpful link: <https://mikefullerelectric.com/antioxidant-paste-for-aluminum-wiring/>

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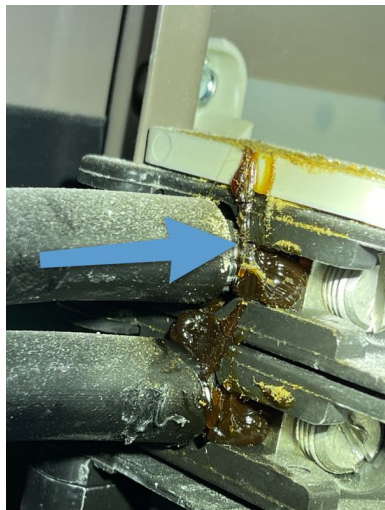
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Recommendation: Contact a qualified professional.



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper, Grounded 3 conductor

*Comments:*

*The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or sub panels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.*

*The inspector will inspect accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place. He will report the lack of Ground Fault Circuit Interrupter protection, Ground Fault Circuit Interrupter protection devices that are not properly installed or do not operate properly.*

*The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.*

*The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords.*

*Smoke Detectors:*

Full functional inspection of monitored fire alarm system is outside the scope of this inspection, and was not checked.

Recommend smoke alarms inside and outside each sleeping area and on each floor and periodic replacement of the batteries. Note the inspector may be able to verify some of the smoke detectors are interlocked, but he may not be able to verify 100% of the detectors are interlocked.

Most smoke detectors/alarms will begin to "chirp" intermittently as a signal that its battery needs to be changed.

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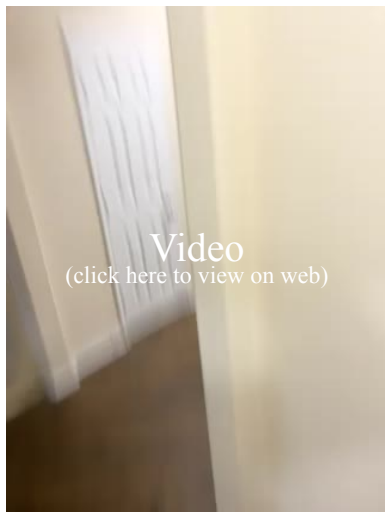
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**Most smoke detectors/alarms have a useful life of between 7 and 10 years. (If you do not know when a given detector/alarm has been installed, put in a new one, write down and save the date so you will know when to replace it.**

Check with the manufacturer to determine the expected life of the unit as well as maintenance and test procedures for your particular unit.

*Smoke alarms appears to be functioning as intended on the day of the inspection : Yes*



*The doorbell appears to be functioning as intended on the day of the inspection : Yes*



*GFCI Outlet(s) Reset Locations:* Garage for garage outlets, Garage for exterior outlets, Kitchen for kitchen outlets, Each bathroom -  
There GFCI reset locations to turn the power back on/regain power in outlets

*Laundry room 240V:*

The laundry room 240V outlet appears to be functioning as intended. Gas option as well

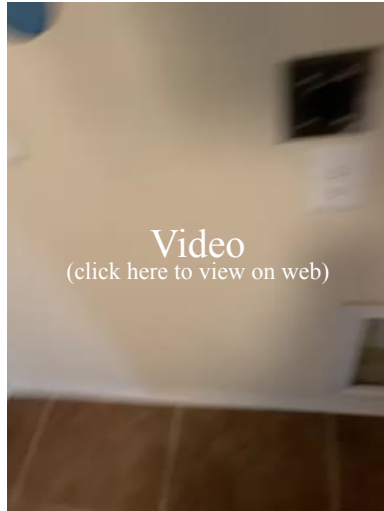
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### 1: Open Junction Box

🚩 Deficiency

Open junction box observed. Recommend concealing or replacing.



Attic

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### 2: Carbon Monoxide Detector Missing

🚩 Deficiency

I was unable to locate an installed carbon monoxide alarm in the immediate vicinity of the bedrooms. With an attached garage and gas fired appliances an alarm is required for each floor and in the immediate vicinity of the bedrooms

<https://www.epa.gov/indoor-air-quality-iaq/where-should-i-place-carbon-monoxide-detector>

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### 3: Spark ring missing

🚩 Deficiency



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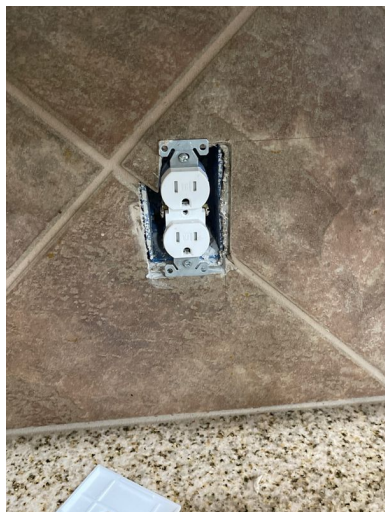
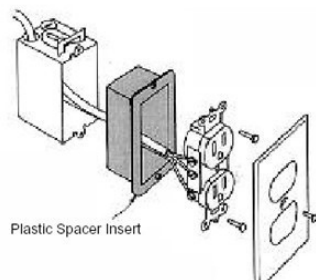
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Observed that one or more electrical outlets passing through combustibile material do not have proper protection to shield the combustibile material from possible sparking where the wires attach to the screws. A box extender or spark ring is recommended.



#### 4: GFCI protection missing

▲Severe Deficiency/Safety Hazard

Backside of the kitchen countertop

Ground Fault Circuit Interrupter protection is required by current standards in the following locations, but not limited to; all bathrooms, all kitchen counter top outlets, wet bar outlets, all exterior outlets, garage outlets, laundry room, attic, wherever the HVAC equipment is located, etc. Lack of Ground Fault Circuit Interrupter protection is a recognized safety hazard and is in need of repair.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

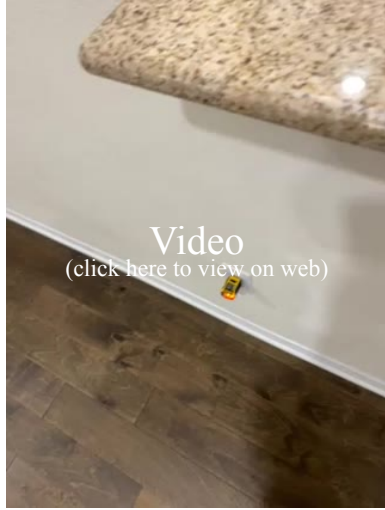
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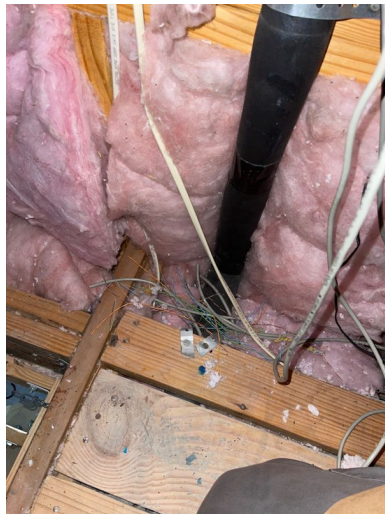


**5: Unprotected wires observed**

🔴 Deficiency

Unprotected wires observed on the attic floor within 6' of the attic entrance. Recommend properly protecting from the potential of damage

Recommendation: Contact a qualified professional.



C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

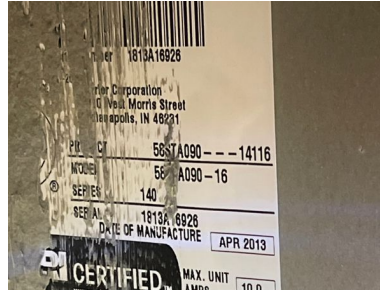
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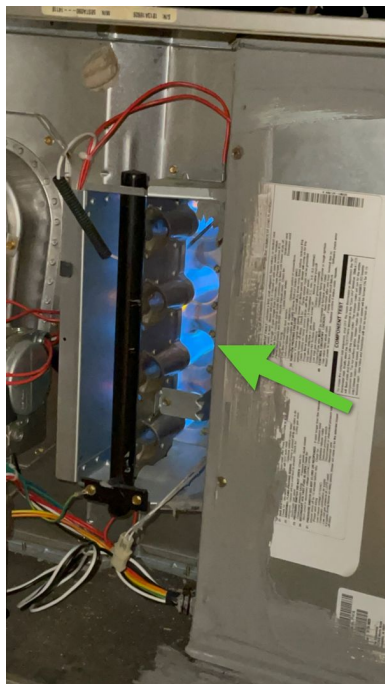
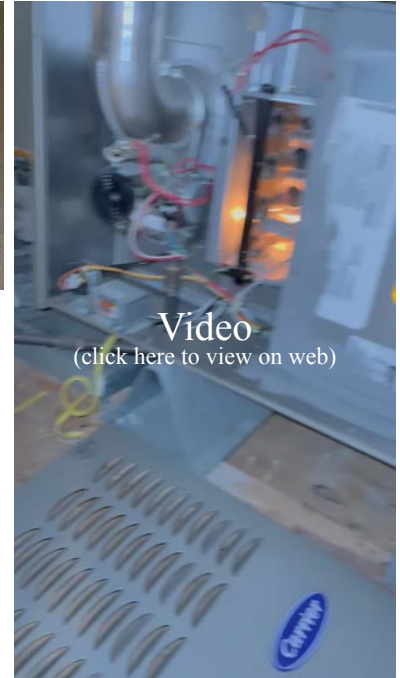
### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Brand: Carrier*



Furnace label



*Type of Systems: Forced Air*  
*Approximate Year Built: 2013 -*  
*According to the manufacturer label*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Energy Sources: Natural Gas

Clean & Service Prior to Closing:

It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Comments:

The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

He will inspect and report electric furnaces that do not operate and plenums that are not free of improper and hazardous conditions. The inspector will report a furnace that he determines to be inaccessible.

The inspector will inspect gas furnaces and report the general condition of the burner compartment and any deficiencies in the burner, draft and termination of the vent pipe. He will also report units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup. He will report inadequate clearance from combustible material, the lack of combustion and draft air, an inappropriate location or evidence of forced air in the burner compartment. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, and inaccessible valves.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system.

Gas shut of valve: Present, Accessible

Branch line: Iron/flex

Furnace(s) were partially accessible.:

**B. Cooling Equipment**

Comments:

The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. \*\*Note: units not within normal temperature range should be evaluated by a licensed HVAC technician. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.

The inspector will inspect return chases and plenums for hazardous conditions and report the lack of insulation on refrigerant pipes and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report conductors and over-current protective devices that are not appropriately sized for the cooling system.

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

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The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

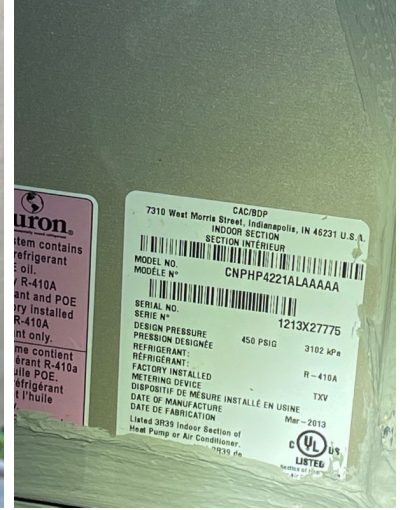
Brand: Carrier



Condenser unit



Condenser unit label



A/C label

Type of Systems: Central Air Conditioner

Approximate Year Built: 2013 -

According to the manufacturer label

Temperature Differential Information:

The air conditioning system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

The differential temperature between the supply and return vents acceptable range should be between (15°F - 22°F). If you unit(s) are not within this range it is recommend to have a licensed HVAC (heating, ventilation, & air condition) professional to inspection the system(s). The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

Average Temperature at Return : 72°



Average Temperature at Supply: 53°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Temperature Differential Between The Return & Supply Air:* Recommend having the HVAC system cleaned and serviced prior to closing, 19° -

The temperature differential is normally expected temperature is between 15 and 22 degrees. This is where the inspector is taking a temperature reading from the supply air and subtracting it from the return air to get a total.

*Float switch:*

Today's recommendation concerns the AC system in your home. Your secondary drip pan in the attic below the evaporator coil does not appear to have a float switch installed on it. It is highly recommended that a float switch be installed on all drip pans. The purpose of the float switch is to shut off the outside condensing unit in the event of a leak at the coil in the attic. Although float switches are not required I highly recommend installing to potentially save you hundreds to thousands of dollars in water damage in the event of a leak. If the required drain line attached to the drip pan is clogged or not properly installed the float switch will shut the condenser off once water is detected stopping the pan from overflowing & potentially causing significant water damage.

*A/C appears to be performing adequately on the day of the inspection:*

An air test was performed to determine the difference in temperature between the supply and return air. The recommended range should be in the range of 15 to 22 degrees. This means that the temperature difference was within the recommended range.

*Limited inspection due to cooler temperatures:*

A limited visual cooling equipment inspection was performed and the equipment appeared to be functioning as intended however the cooling equipment was only operated momentarily due to the outside temperature being approx. 60 degrees & there were deficiencies as described below. When the outside temperature is below 60 degrees the condensing unit/compressor should not be operated for an extended period of time due to the possibility of damaging the equipment. Recommend further evaluation by a qualified HVAC Technician prior to closing.

**1: Insulation Missing or Damaged**

[Maintenance Item](#)

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend repairs

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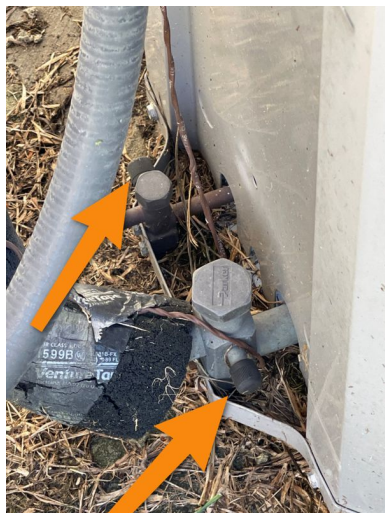
At the unit in the attic

## 2: Locking caps not properly installed

🔴 Deficiency

Observed there were tampering caps and/or locking caps not properly installed and/or missing on the freon connections at the condenser unit as required. Recommend installing

Helpful link: [https://www.diversitech.com/en-US/category/cat\\_id/996](https://www.diversitech.com/en-US/category/cat_id/996)



**C. Duct Systems, Chases, and Vents**

Comments:

*The inspector will inspect the visible components of the duct system and report improper materials, improperly sealed ducts or improper routing of duct, duct fans, filters, ducting and insulation.*

*The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of*

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**D=Deficient**

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*materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will not operate venting systems unless the ambient air temperatures (less than 60degrees) or other circumstances are conducive to safe operation without damage to the equipment.*

*Duct disclaimer:*

In Texas' hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet. Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex ductwork can prevent the condensation and resulting moisture problems.

*Filter location:* Ceiling Mounted

*Filter Size:* 20 x 30 x 1

- 

**D. Other**

*Comments:*



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEMS

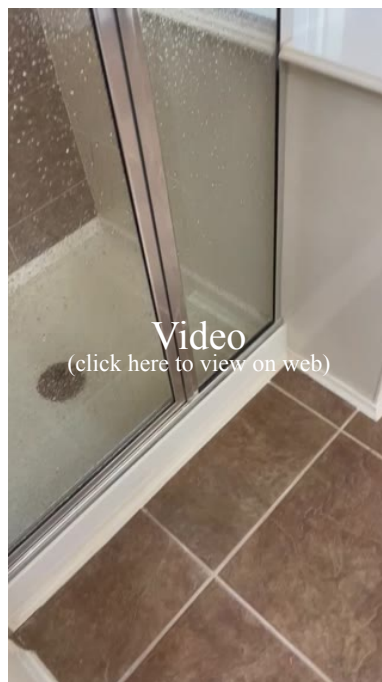
**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Comments:*

*The inspector will describe the supply system piping and inspect the plumbing system, including drain and sump pumps. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location of visible water shut-off valves. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.*

*The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucets. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.*

*We recommend the use of high pressure "no burst" style water supply hoses for the clothes washer to reduce the potential of water damage.*



*Location of Water Meter: Front Yard Near The Street*

I=Inspected

NI=Not Inspected

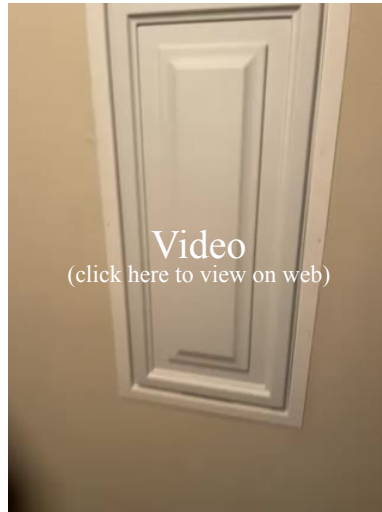
NP=Not Present

D=Deficient

I NI NP D



Location of Main Water Supply Valve : Garage



Static Water Pressure Reading: 75 to 80 psi



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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*Type of Supply Piping Material:* PEX

*Plumbing Limitations:*

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

**1: Hose/outside faucet bib leaks**

[🔧 Maintenance Item](#)

Observed one or more outside faucets are leaking when turned on.



Right side

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**2: Missing sealant/caulking around the bathtub faucet**

[🔧 Maintenance Item](#)

Sealant is missing or deteriorating around the bathtub and/or shower faucets and/or handle assembly. Recommend installing to prevent the potential of water penetration

Recommendation: Contact a qualified professional.

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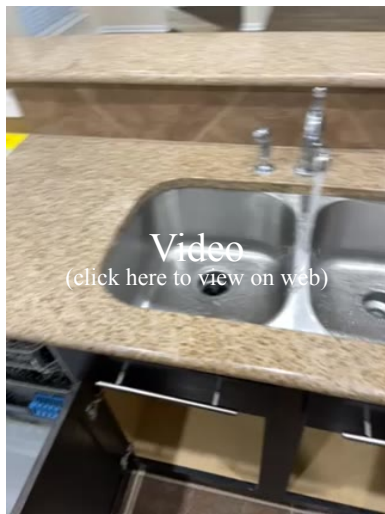


**3: Water pressure appears to be weak coming out of the sprayer**

🚩 Deficiency

Water pressure appears to be weak coming out of the sprayer

Recommendation: Contact a qualified professional.



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**B. Drains, Wastes, and Vents**

Type of Drain Piping Material: PVC

Comments:

The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

clean-outs. He will inspect the shower enclosure for leaks. Note: A 24-hour shower pan test and hydrostatic pressure testing of sewer lines is specifically excluded. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drain stops (if installed) that are missing or do not operate on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, private sewer systems, water wells or solar water heating systems.

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

Location of the cleanout: Left of garage



Drainage cleaning:

Any home that is at least 10 years old and older it is recommended that a hydrostatic pressure test/scoping of the drainage/waste system pipes under the structure be performed by a licensed plumber prior to closing unless proof of replacement/inspection can be provided by the seller. This will ensure that there are no concerns with the plumbing pipes and systems upon purchase.

**1: Improper flush**

● Deficiency

Primary Bathroom

Observed one of the commodes did not flush properly

I=Inspected

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D=Deficient

I NI NP D



**C. Water Heating Equipment**

Energy Sources: Gas

Comments:

*The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.*

*The inspector will report deficiencies in the burner, the flame and burner compartment, the operation of heating elements and the condition of wiring. He will report any deficiencies the condition of the draft, draft diverter, draft hood, vent piping, proximity to combustibles and vent termination point. He will report inadequate combustion and draft air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.*

*The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.*

*The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.*

*The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector. He will report a temperature and pressure relief valve that does not operate when the valve is of an operable type. Note: most water heater manufacturers require that temperature and pressure relief valves be operated / tested at least annually. This is to help ensure the waterway stays clear of naturally occurring mineral deposits that have a tendency to render the temperature and pressure relief valves inoperative. He will also report deficiencies in piping material; piping that lacks gravity drainage, improperly sized piping or piping that lacks a correct termination. **As a general rule the average life expectancy of a water heater is between 8 and -12 years with reasonable care.***

Branch line: Iron/flex

Location: Attic

Manufacturer: Bradford & White -

I=Inspected

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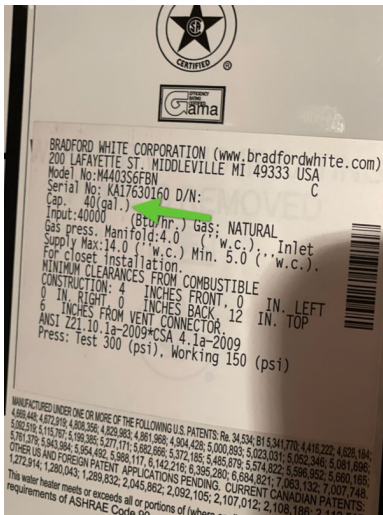
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I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Gas shut of valve: Present, Accessible  
# Capacity: 40 Gallons



Recommend Flood stop valve:

We recommend that you consider installing a [flood stop](#) valve on the water heaters that are installed in an attic or an area where they are not easily seen so that is there were a problem with the unit the water would be shut off at the valve and cause less damage than if it were to be on and running water until you realized there was a problem.

Water heaters can be dangerous if temperature is set too high!:

Please test the temperature of the water before placing a child in the bath or shower. Do not leave a child or an infirm person in the bath unsupervised

DANGER: Hot water can be dangerous, especially for infants, children, the elderly, or infirm. Hot water scald potential if the thermostat is set too high. Water temperatures over 125 F (52 C) can cause severe burns

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

or scalding resulting in death. Hot water can cause first degree burns with exposure for as little as:

*Annual maintenance flush :*

It is recommend to have your water heater(s) flushed on an annual basis by a licensed plumber.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

*The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. He will report deficiencies in the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit that lacks a Ground Fault Circuit Interrupter (GFCI) or has an interrupter that does not operate. The inspector will not determine the adequacy of self-draining features of the circulation system.*

*GFCI reset location:* Not Present

**F. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Left Exterior



*Type of Gas Distribution Piping Material:* Black Iron Pipe, Iron flex

*Comments:*

*Main Gas Shutoff Location:*

At the gas meter

**1: Gas not capped**

[Maintenance Item](#)

Observed the gas supply pipe is not properly capped for non-usage.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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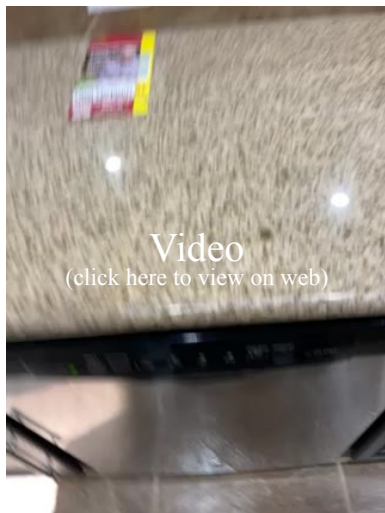
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### V. APPLIANCES

**A. Dishwashers**

*Comments:*

*The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.*



**B. Food Waste Disposers**

*Comments:*

*The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.*

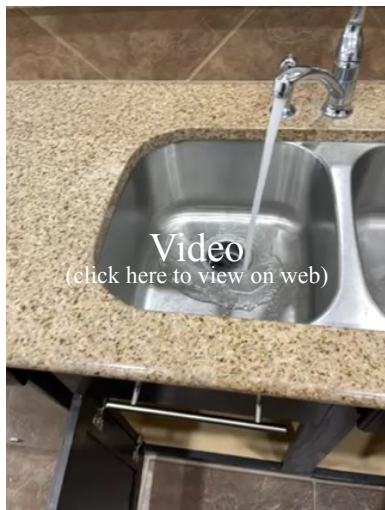
I=Inspected

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D=Deficient

I	NI	NP	D
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**C. Range Hood and Exhaust Systems**

*Comments:*

*The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter; vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of re-circulating type or configuration.*

*Vent: Vents to exterior*



**D. Ranges, Cooktops, and Ovens**

*Comments:*

*The inspector will operate each range or cook top and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.*

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

I   NI   NP   D

The inspector will operate each oven and report any broken or missing knobs, handles, glass panels, door hinges, door springs, lights, light covers or other parts. He will report an oven that is not securely mounted. He will report heating elements and thermostat sensing elements that are not properly supported. He will report inadequate clearance from combustible material. He will also report deficiencies in lighting, door gasket, and tightness of closure, operation of the latch and operation of the heating elements or burners. He will inspect the operation of the clock, timer and thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

Range, Cook Top or Oven Manufacturer: General Electric  
 Type of Range: Gas



Gas shutoff location: In the cabinet to the left



Branch line: Iron/flex  
 Oven temperature when set to 350 degrees: 352° -

I=Inspected

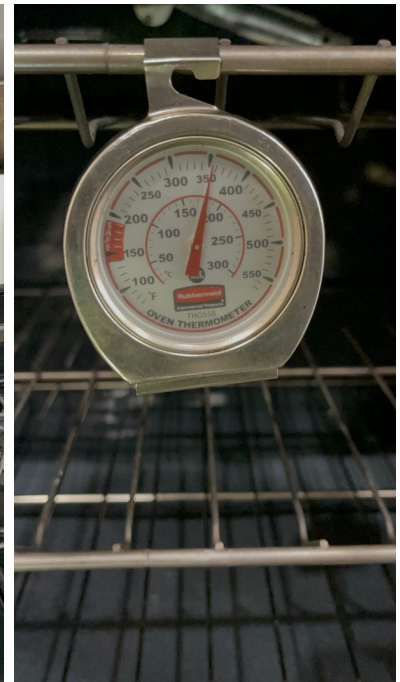
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The oven is set for 350° and a temperature reading is taking from that oven. Per standards as long as the oven reaches temperature differential within 25° it is acceptable.



**E. Microwave Ovens**

*Comments:*

*The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.*

*Performing:*

The microwave oven performed as intended as the temperatures were reached



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

*The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.*



**G. Garage Door Operators**

*Comments:*

*The inspector will operate the overhead garage door manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled. He may not test or inspect hand held remote control units.*

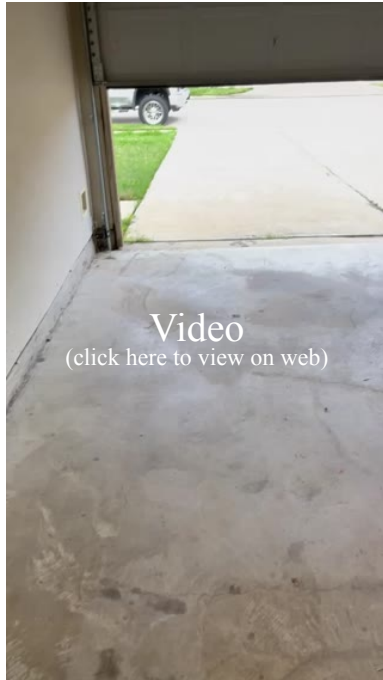
I=Inspected

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NP=Not Present

D=Deficient

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*Manual garage door:*

There is a manual overhead garage door installed on the home

**1: Damaged and/or missing weatherstripping**

[Maintenance Item](#)

Damage and/or missing weatherstripping was observed at the bottom of the overhead garage door. Recommend repairs

Recommendation: Contact a qualified professional.



**H. Dryer Exhaust Systems**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. We recommend periodic cleaning of the dryer vent to reduce the potential risk of fire caused by the build up of lint.*

*Dryer Vent Location: Roof*

*Dryer Vent should be cleaned annually:*

The dryer vent should be **cleaned** at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard

**1: Improper vent cap**

🚩 Deficiency

**Dryer Exhaust System - There is an improper type of dryer vent cap being used for the dryer on the rooftop. This type of cap clogs and therefore should be changed**

Recommendation: Contact a qualified professional.

