

**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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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS





#### A. Foundations

Type of Foundation(s):

- Post tension slab foundation

Comments:

• During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.





#### B. Grading and Drainage

Comments:





#### C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Roof

Comments:



*Picture of roof*



*Picture of roof*



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*Picture of roof*



*Picture of roof*



*Picture of roof*



*Picture of roof*



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Picture of roof

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Roof Structure and Attics**

Viewed From:

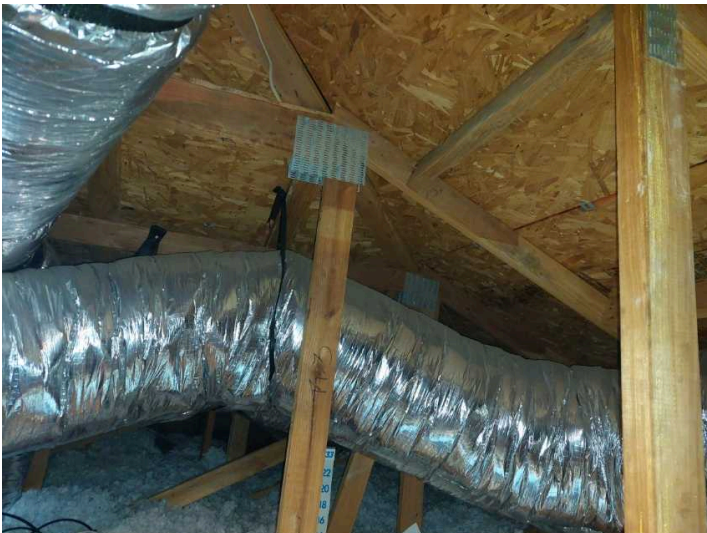
- Attic - Note: The inspector did not enter the full attic and most of the inspection is done from the work platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation and the inspector not wanting to damage the property. Only areas of the attic determined accessible by the inspector are inspected.

Approximate Average Depth of Insulation:

- Insulation is approximately 6-10 inches deep

Comments:

- The attic structure was observed to be framed using a truss system.



Picture of attic space



Picture of attic space

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Picture of attic space



Picture of attic space

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

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard {fiber cement} siding noted
- Drywall walls noted on interior

Comments:

- The utility room/laundry room has an electric connection for an electric dryer; no gas connection.
- Interior - Home was partially / and or completely occupied at the time of the inspection. Stored personal belongings can affect the inspectors view of the entire wall system. Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only.
- The siding was noted with damage in one or more locations.
- Unsealed wall penetration noted near back door. Holes allow water and/or insects to enter wall structure.
- Interior walls noted with damaged drywall.
- Evidence of moisture entering structure from interior water stains



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*Damaged siding back side of house.*



*Damaged siding left side of house.*



*Damaged siding/door frame back side of house*



*Exposed hole in back wall should be sealed*

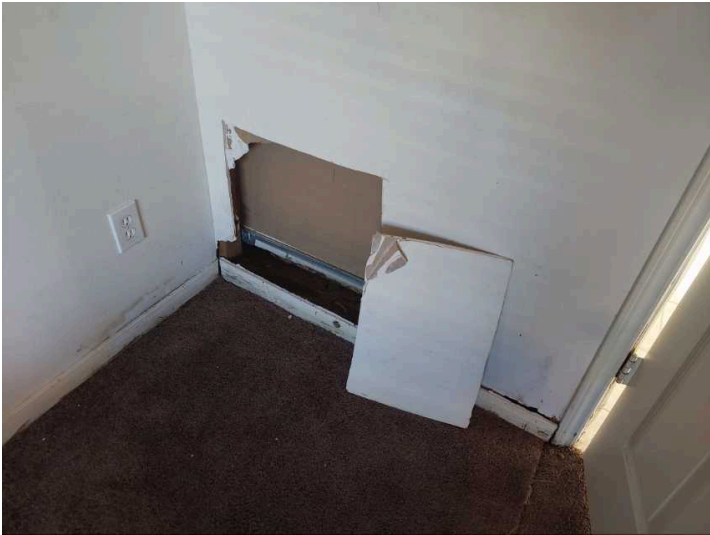
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*Interior wall damage, master bedroom*



*Interior wall damage, master bathroom*



*Interior wall damage, master bathroom*



*Interior wall damage, master bathroom*



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*Interior wall damage*



*Interior wall damage*



*Damaged siding back side of house.*



*Damaged siding back side of house.*

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*Water damaged cabinet floor in upstairs hall bathroom*



*Interior wall damage in bedroom*

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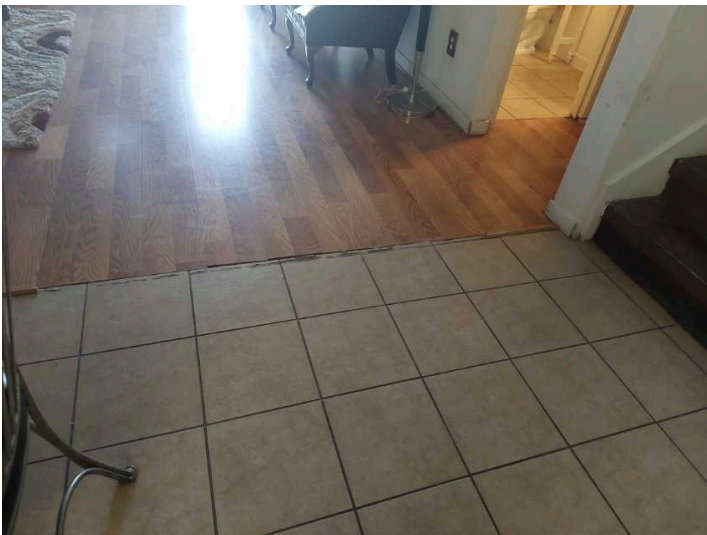
### F. Ceilings and Floors

#### Ceiling and Floor Materials:

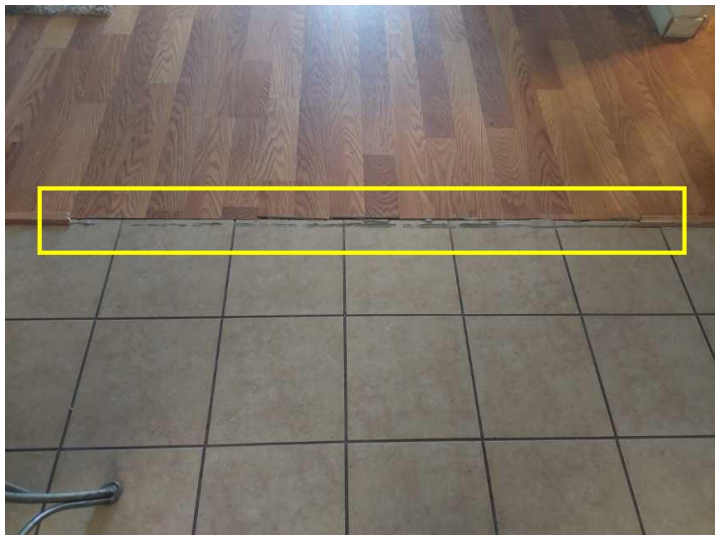
- Ceiling is made of drywall with texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas
- Floors had vinyl/linoleum covering in various locations

#### Comments:

- Transition strips were missing in one or more areas of the home.
- Moisture stains were noted in various places on the ceiling. The cause and remedy should be further evaluated and corrected as needed.



*Floor covering*



*Damage transition strip*



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*Evidence of moisture entering structure from interior water stains, upstairs closet*



*Moisture stain on ceiling, upstairs bedroom*



*Moisture stain on ceiling, upstairs front bedroom*



*Moisture stain on ceiling, stairway*

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*Floor covering*



*Floor covering*

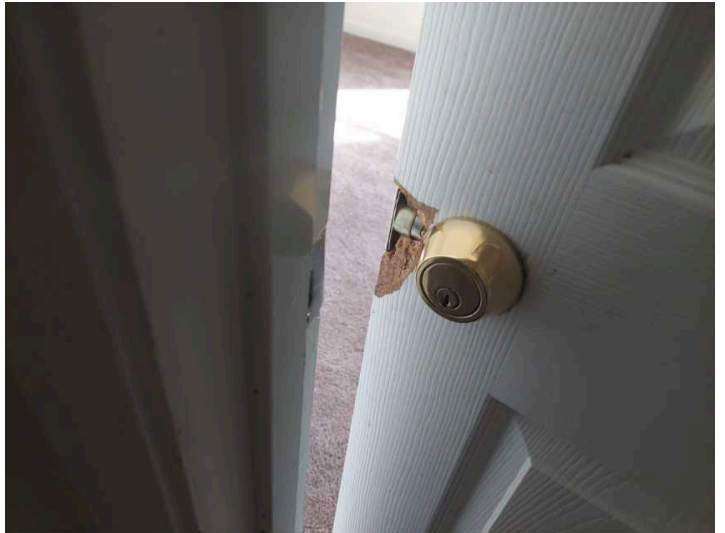
**G. Doors (Interior and Exterior)**

Comments:

Several bedroom doors have deadbolt locks installed instead of doorknobs.  
 One or more interior doors noted with damage.



*Missing doorknob for downstairs bedroom*



*Bedroom door does not have proper door knob*



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*Bedroom door is damaged.*



*Bedroom door does not have proper door knob*

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**H. Windows**

Window Types:

- Windows are made of aluminum

Comments:

- One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.



*Damaged window screen*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Stairways (Interior and Exterior)**

Comments:

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**J. Fireplaces and Chimneys**

Locations:

- Fireplace is located in the family room

Types:

- Fireplace appears to be a natural gas operated chamber

Comments:

- **Fireplace missing a defined, noncombustible hearth extension.**



*Fireplace missing a defined, noncombustible hearth extension.*



*Fireplace chimney*

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

Comments:

**L. Other**

Materials:

- {6'} wood stockade fence noted

Comments:

- **One or more wood pickets damaged and/or missing in fence line**



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*Wood pickets damaged and/or missing in fence line*

## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

Panel Locations:

- The electrical service panel is located on the exterior left side of house.

Materials and Amp Rating:

- Copper wiring
- 125 amp

Comments:

- Service entrance wiring is underground
- **Open breaker slots in the panel which presents a Safety Hazard. This is to prevent accidental electrocution by someone being able to put a screwdriver or a finger into the panel and touch a live component.**
- **The aluminum wiring in the service panel noted to be missing anti-oxidant grease.**

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Picture of electrical service panel



Picture of electric meter



Picture of breakers



Main breaker (125A)



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Open breaker slot on dead front cover panel



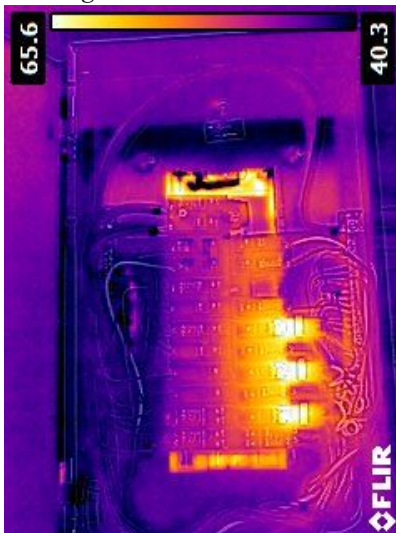
Panel manufacturer (Cutler-Hammer)



Aluminum service conductors missing anti-oxidant grease



Picture with deadfront panel removed



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

Type of Wiring:

- Copper wiring

Comments:

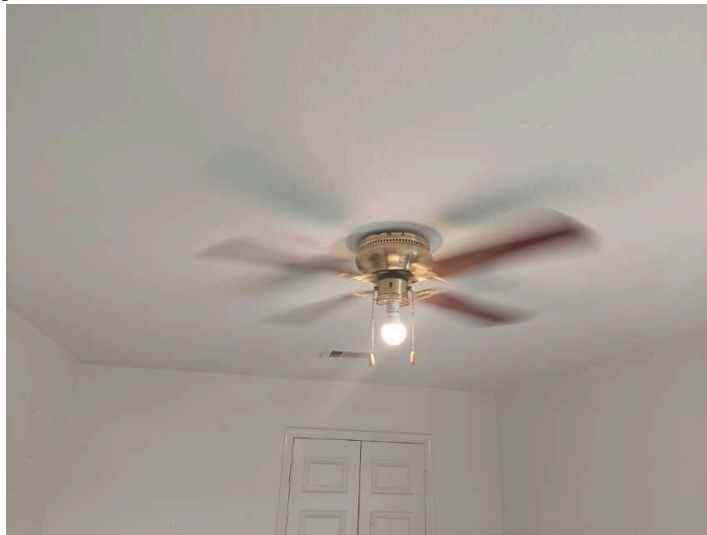
- Under current standards; exterior GFCI protected receptacles require a weatherproof bubble type cover
- Missing globe in one or more areas to protect bulbs from mechanical damage.
- One or more ceiling fans in the home were out of balance.



*Exterior GFCI protected receptacles require a weatherproof bubble type cover*



*Ceiling light missing protective globe*



*Ceiling fan is wobbly at high speed, Upstairs bedroom*





**C. Other**

Comments:



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

**A. Heating Equipment**

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Number of Heating Units ( 1 )
- Brand name Unit #1 : LENNOX
- Manufacture Date 2008
- There are two thermostats (upstairs and downstairs) for one furnace unit.



Picture of Furnace



Furnace Brand Label



Furnace Data Tag (2008)



Gas furnace exhaust vent



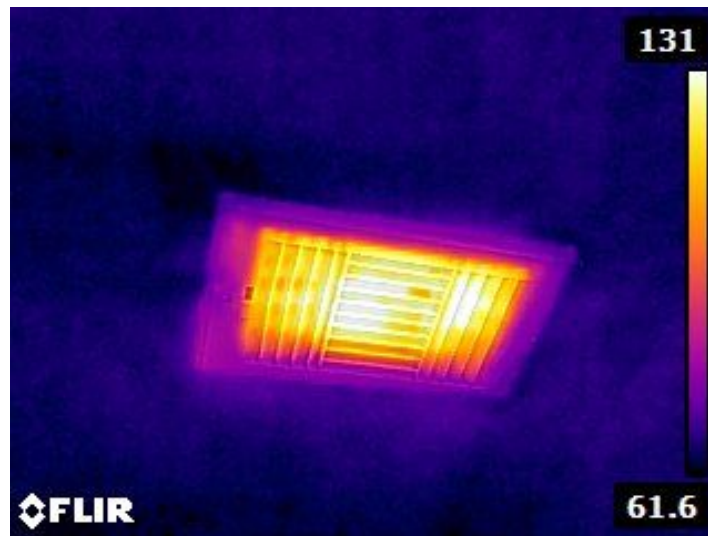
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Heated air during furnace operation

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### B. Cooling Equipment

Type of Systems:

- Forced air cooling system

Comments:

- Number of AC Units : 1
- AC Unit #1 Brand Name: RHEEM
- AC Unit #1 Manufacture Date: 2004
- Unable to test the cooling system due to the outside temperature being below {60} degrees per the Texas Real Estate Inspector's Standards of Practice.
- Refrigerant lines have damaged insulation at the Condensing Unit.
- Rust and/or corrosion was noted in the condensate drip pan



AC condensing unit



AC Condensing unit brand name

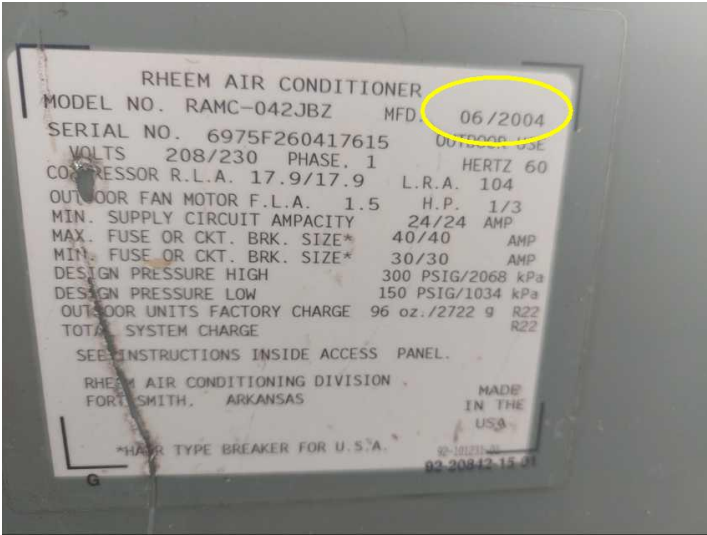
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AC condensing unit data tag (2004)



Damaged insulation on Freon line at AC condensing unit



Evaporator unit



Evaporator unit (2008)



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*Corrosion present in evaporator overflow pan*

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

Comments:

- Duct observations - No problems noted at the time of the inspection. Duct connections were only observed at visible areas. No loose connections were observed. The temperature was measured at the registers to verify proper conditioned air flow through the ducts.



*Picture of ducts in attic*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Other**

Comments:



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**IV. PLUMBING SYSTEMS**

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

Location of Water Meter:

- Front yard Right side close to street.

Location of Main Water Supply Valve:

- At the meter

Comments:

- Type of Supply Piping Material: Copper
- Static Water Pressure Reading: psi. Unable to attach water pressure gauge due to covered hose bibs.
- The kitchen sink faucet was leaking water at base.
- One or more toilets did not flush at time of inspection.
- Water appeared to be leaking from the shower pan to the adjacent areas in Master Bathroom and should be evaluated by a qualified plumber.
- Damaged caulking was noted at the downstairs hall bathroom sink.



*Water meter*



*Leakage noted at kitchen faucet when turned on*

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*Downstairs hall bathroom toilet does not flush*



*Master bathroom toilet does not flush*



*Possible master bathroom shower pan leakage has caused damage to walls*



*Caulking at downstairs hall bathroom is in need of repair*

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

Comments:

- Type of Drain Piping Material:PVC
- **Leakage was observed under the kitchen and bathroom sink drain lines.**

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*Kitchen sink drain piping noted with water leak.*



*Hall bathroom vanity drain piping noted with water leak.*



*Hall bathroom vanity drain piping noted with water leak.*





### C. Water Heating Equipment

Energy Source:

- Water heater is electric
- Water heater is located in the garage
- This house is equipped with 1 water heater.

Capacity:

- Unit is 40 gallons

Comments:

- Water heater #1 Brand name: RHEEM
- Water heater #1 manufacturer date: 2020



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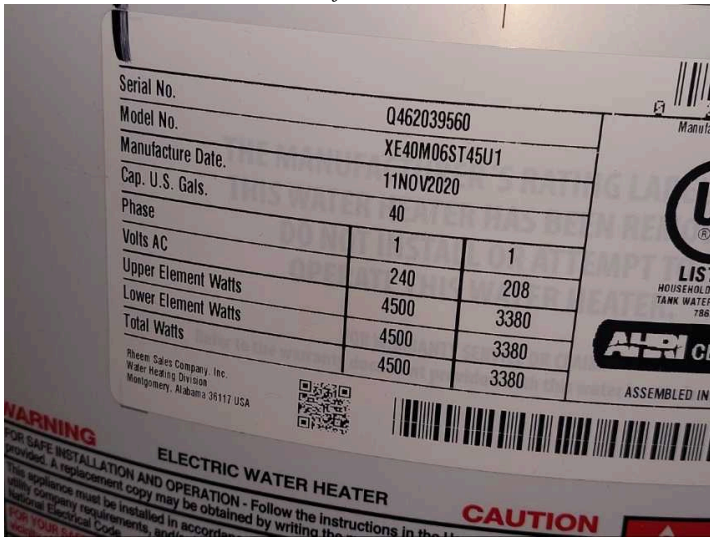
I	NI	NP	D
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Picture of water heater



Water heater brand name



Water heater data tag (2020)



WH connections, with proper electrical disconnect

**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter:

- Right side near front

Type of Gas Distribution Piping Material:

- Black iron pipe

Comments:

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Picture of Gas Meter

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Other**

Materials:  
Comments:

**V. APPLIANCES**

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**A. Dishwashers**

Comments:



Dishwasher

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**B. Food Waste Disposers**

Comments:



*Food Waste Disposer not installed*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Range Hood and Exhaust Systems**

Comments:

- The range hood was functional at the time of the inspection



*Range hood*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**D. Ranges, Cooktops, and Ovens**

Comments:

- Oven: Natural gas
- The gas range and oven were functional at the time of the inspection
- **The center burner is missing the grate that should be above it.**



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Gas Range



Missing center grate

**E. Microwave Ovens**

Comments:

- The microwave was found to be performing at the time of the inspection. Note: No microwave leak detection and/or output testing was done during this inspection period



Microwave oven

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- The bath fans were found to be operating properly.

**G. Garage Door Operators**

Door Type:

- One {16'} steel panel door

Comments:

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*Garage door operator not installed*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**H. Dryer Exhaust Systems**

Comments:

- The dryer vent cover is damaged, has missing or broken louvers or damper.



*Dryer vent cover is missing backdraft damper*

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**I. Other**

Observations:

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**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

**C. Outbuildings**

Materials:

Comments:

**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump:

Type of Storage Equipment:

Comments:

**E. Private Sewage Disposal Systems**

Type of System:

Location of Drain Field:

Comments:

**F. Other Built-in Appliances**

Comments:

**G. Other**

Comments:



## Glossary

<b>Term</b>	<b>Definition</b>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## Report Summary

### STRUCTURAL SYSTEMS

Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• The siding was noted with damage in one or more locations.</li> <li>• Unsealed wall penetration noted near back door. Holes allow water and/or insects to enter wall structure.</li> <li>• Interior walls noted with damaged drywall.</li> <li>• Evidence of moisture entering structure from interior water stains</li> </ul>
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Transition strips were missing in one or more areas of the home.</li> <li>• Moisture stains were noted in various places on the ceiling. The cause and remedy should be further evaluated and corrected as needed.</li> </ul>
Page 13 Item: G	Doors (Interior and Exterior)	<p>Several bedroom doors have deadbolt locks installed instead of doorknobs.</p> <p>One or more interior doors noted with damage.</p>
Page 14 Item: H	Windows	<ul style="list-style-type: none"> <li>• One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.</li> </ul>
Page 15 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Fireplace missing a defined, noncombustible hearth extension.</li> </ul>
Page 15 Item: L	Other	<ul style="list-style-type: none"> <li>• One or more wood pickets damaged and/or missing in fence line</li> </ul>

### ELECTRICAL SYSTEMS

Page 16 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Open breaker slots in the panel which presents a Safety Hazard. This is to prevent accidental electrocution by someone being able to put a screwdriver or a finger into the panel and touch a live component.</li> <li>• The aluminum wiring in the service panel noted to be missing anti-oxidant grease.</li> </ul>
Page 19 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Under current standards; exterior <u>GFCI</u> protected receptacles require a weatherproof bubble type cover</li> <li>• Missing globe in one or more areas to protect bulbs from mechanical damage.</li> <li>• One or more ceiling fans in the home were out of balance.</li> </ul>

### HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 21 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• Refrigerant lines have damaged insulation at the Condensing Unit.</li> <li>• Rust and/or corrosion was noted in the condensate drip pan</li> </ul>
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**PLUMBING SYSTEMS**

Page 24 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• The kitchen sink faucet was leaking water at base.</li> <li>• One or more toilets did not flush at time of inspection.</li> <li>• Water appeared to be leaking from the shower pan to the adjacent areas in Master Bathroom and should be evaluated by a qualified plumber.</li> <li>• Damaged caulking was noted at the downstairs hall bathroom sink.</li> </ul>
Page 25 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Leakage was observed under the kitchen and bathroom sink drain lines.</li> </ul>

**APPLIANCES**

Page 29 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>• The center burner is missing the grate that should be above it.</li> </ul>
Page 31 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• The dryer vent cover is damaged, has missing or broken louvers or damper.</li> </ul>