

Your

Town &
Country
Home
Inspection



Report

for the property located at:
31603 Johlke Rd
Magnolia, Texas 77355



This inspection report is for the exclusive use of:

Joe & Kallee Clark

Date of Inspection: **March 25, 2019**

Inspector: **Chris Guido, TREC #9922**
Chris@tandchomeinspection.com

25725 Moore Lane
Montgomery, Tx 77356
(936) 525-0550

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www.trec.state.tx.us

This real estate inspection and report is intended to meet or exceed the rules and regulations set forth by the Texas Real estate Commission (TREC) as well as the International Association of Certified Home Inspectors (InterNACHI) in effect at the date of the inspection.



www.nachi.org

PROPERTY INSPECTION REPORT

Prepared For: Joe & Kallee Clark
(Name of Client)

Concerning: 31603 Johlke Rd, Magnolia, TX 77355
(Address or Other Identification of Inspected Property)

By: Chris Guido, Lic #9922 03/25/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

NOTICE: Use of this report by any individual or without written notification by clients name above is subject to theft of service charges and criminal prosecution.

The inspection report is a binding legal contract agreement. By accepting this inspection report or relying on this report in any way the client affirms, understands, and has agreed to be bound by all terms, conditions, disclaimers and limitations contained in this inspection report whether the client has signed this agreement or not.

Important conditions, limitations and disclaimers:

1. This inspection report(s) is performed for the person, company or entity named on the report as the client. This report is not transferable to any other person, company or entity without written authorization.
2. The client affirms, understands that additional office fees may be included for scheduling of sub-contractors to perform additional inspections at time of scheduled home inspection.
3. This inspection report is in no way; a written or implied warranty, guarantee or representation against any conditions latent defects, hidden defects, equipment failure or structural component failure that may occur after the date of the inspection. Absolutely no guarantee, no warranty and no implied warranty is given or maybe construed exist.
4. It should be understood that the labeling of pictures does not mean that is the only place items were deficient.
5. This visual inspection report has been done on the equipment and structural competence listed only.
6. This is a visual inspection only, and does not deal with local/national codes, or any defects that were latent, hidden or not apparent at the time of inspection. This inspection report solely certifies to the apparent visual condition of those items listed at the time and date of inspection.
7. No engineering or scientific test were performed during the course of the visual inspection. This inspection does not include asbestos, lead based paint or mold testing.
8. This is not a warranty or guarantee of future performance of any mechanical or structural items. No estimates will be given either written or verbal. We recommend that only a licensed repair company in each area of specified expertise repair items and/or give estimates for repairs. Please remember that almost every item in any house, except a new one is in used condition and has ordinary wear and tear. Company does not hold its inspectors out to be specialists for any particular item. We will not make any recommendations regarding the value of the structure or whether or not the structure should be purchased.
9. Mold/mildew investigations are **NOT** included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a licensed professional investigator be obtained for that area of concern.
10. IF WE REMARK ABOUT AN ITEM AS "DEFICIENT" CUSTOMER SHOULD PRIOR TO PURCHASING THE STRUCTURE, HAVE THAT ITEM EXAMINED BY A SPECIALIST NOT EMPLOYED BY TOWN AND COUNTRY HOME INSPECTION. AFTER PROPER REPAIRS HAVE BEEN MADE BY A SPECIALIST, CUSTOMER SHOULD HAVE THAT SPECIALIST PROVIDE DOCUMENTATION OF REPAIRS MADE AND A FULL WRITTEN REPORT OF THE COMPLETE SYSTEM. The Specialist should be trained and qualified persons who are, whenever possible, manufacturer-approved service persons and who are licensed or bonded whenever such license or bond is required bylaw.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the

Report Identification: CG20190325-Clark, 31603 Johlke Rd, Magnolia, TX

building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: All directions are from the street facing the house

Present at Inspection: Home Inspector, WDI Inspector,, Buyer,

Building Status: Owner Occupied Type of Building: Single Family (2 Story)

Weather Conditions: Cloudy, Raining Temperature: 67 Degrees F Humidity: 95 Percent

Square Footage of Structure: 3316 Sq. Ft. Year of Construction: 2003 Direction of Front Door: East

Utilities On: YES

Special Notes:

The house was occupied at the time of the inspection and some of the interior wall surfaces of the house were not visible at the time of the inspection, due to storage, hanging clothing garments, decorative window and wall treatments, hanging pictures and furniture placement.

REAL ESTATE AGENT

Angela Adams
(281)352-3892

AngelaAdams21@gmail.com

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab

Special Note: Refer to your online Home Binder for additional information.

All exposed areas of the foundation were examined visually. The grading and drainage around the perimeter of the foundation was examined to evaluate how effectively water is being distributed and directed away from the structure. Various structural components of the home were checked for cracks, movement, misalignment or other signs of excessive foundation settling.

Photos are representative of the issue and may not include all instances or locations of the issue.

See TREC Standards of Practice for details ([Click here](#))

Note. Inspector is not required to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.

OBSERVATIONS:

OPINION: The Inspector's opinion, based on accessible and observable indications, is that the foundation for this home is performing as I expect taking into consideration the age of the building.

Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

We recommend that you visit the following website: <http://www.houstonlabfoundations.com>. This website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

DEFICIENCIES:



1. Corner cracks were noted on foundation. It has been noted that cracks in the outside corners of the perimeter beams are caused in many cases by the shrinking of the concrete in the perimeter beam as it dries and the rigidity of the brick and mortar against this drying process. It is normally not an indication of foundation failure or the need for foundation repair.



2. Observed foundation covered with decorative stone or tile. This limits the visual examination of the foundation and may conceal wood destroying insect activity.

I=Inspected

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I NI NP D

B. Grading and Drainage

Special Note: Refer to your online Home Binder for additional information.

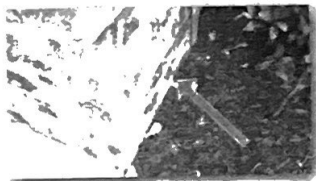
OBSERVATIONS:

Inspected for proper and adequate grading around the foundation, for evidence of ponding or erosion near the foundation, and for deficiencies in installed rain gutter and downspout systems.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector cannot verify the presence or functionality of subterranean drainage systems
See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:



3. Soil levels against the exterior grade beam was noted to be to high. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 6 inches of clearance. Wood siding houses should have more clearance.



4. Structure has heavy foliage. Recommend trimming foliage away from structure to reduce the possibility of insect invasion (i.e. carpenter Ants).

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Rooftop (walked), From ground with binoculars

Comments: **Note:** Due to roof weather conditions, assessment of roof condition is based on observation through binoculars from ground level. This is an extremely limited examination and should not be considered comprehensive. For an extensive examination, contact a roofing contractor.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected general condition and appearance of roof, for evidence of previous repairs, and for evidence of existing leaks.

Note: It is beyond the scope of this inspection to determine the age or expected life of the roof covering, to determine the number of layers of roof covering, or to identify latent damage.
See TREC Standards of Practice for details ([Click here](#))

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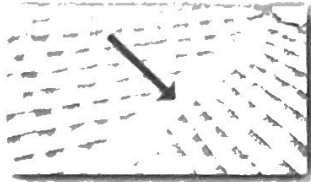
D=Deficient

I NI NP D

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Note: Installed shingles have an adhesive strip which bonds them together to prevent tear-off by high winds. I attempted to lift the shingles in several locations to examine fasteners, but was unable to do so without potentially damaging the adhesive bond.

DEFICIENCIES:



5. Debris collecting on roof restricts water run-off and may result in roof leaks and/or insect infestation. Remove debris from roof (routine maintenance issue)



6. Trees are impinging the roof. Tree branches can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

D. Roof Structures and Attics

Viewed From: Attic space walked or crawled - Some areas not accessible

Approximate Average Depth of Insulation: 11 Inches

Approximate Average Thickness of Vertical Insulation: 7 Inches

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

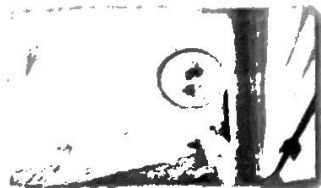
Inspected the attic for proper ventilation, examined accessible installed framing and decking, checked for consistent distribution of insulation over all living areas, and examined installation of attic access ladder/opening.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Some areas of attic spaces may not be accessible, powered vents will not be tested

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:



7. Observed nuts or bolts on attic ladder that were missing. This is a safety hazard in which the ladder could cause injury from a fall. Recommend checking and tightening all nuts and bolts on attic ladder.

I=Inspected

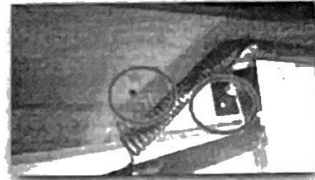
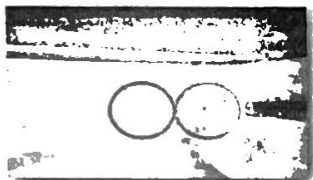
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8. Secure stair in ceiling opening permanently by use of sixteen separate 16d nails or 1/4 X 3" lag screws as instructed. Use of other fasteners such as finish nails, staples, sheet rock or deck type screws can cause sudden catastrophic failure, and should never be used.



9. Observed no insulating cover or insulation installed on attic access. Recommend installing a insulation cover over attic ladder. This will help with energy efficiency for the home.



E. Walls (Interior and Exterior)

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Observed brick/masonry veneer, concrete fiber on exterior walls, inspected interior and exterior walls for proper structural performance and evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, awnings or shutters. Inspector can not verify proper mix or composition of applied mortar or other adhesive.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

Exterior:



10. It was noted a area of the exterior wall show signs of mildew growth. There are products that can be purchased at your local hardware store to help clean and maintain these areas.

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I NI NP D

11. There were common cracks up to 1/8" noted in the brick veneer in various locations. Small cracks near the windows and doors are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure. Recommend caulking in these cracks with an exterior type flexible caulking to avoid water penetration to the structure. *Photos are representative of the issue and may not include all instances of the issue.*



12. There is wood in direct contact with the soil around the structure. This condition may result in wood rot and possible wood destroying insect activity.

13. Caulking/sealant is separated or missing in some areas. Seal all gaps, cracks and holes on exterior walls to prevent water damage to the wall structure. This includes areas where different siding materials meet, around windows and doors, and where plumbing or wiring penetrates the exterior wall. *Photos are representative of the issue and may not include all instances of the issue*



F. Ceilings and Floors

OBSERVATIONS:

Inspected ceilings and floors for proper structural performance and evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to comment on cosmetic deficiencies

See TREC Standards of Practice for details ([Click here](#))

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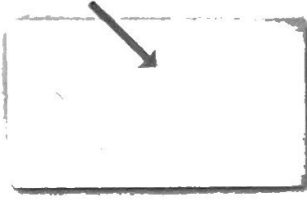
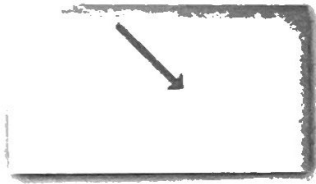
D=Deficient

I NI NP D

DEFICIENCIES:

Ceilings:

14. Common cracks up to 1/8" were noted in the interior gypsum wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.



Floors:



15. Observed upstairs floor has a slight slope. There does not appear to be any structural issues related to this. It appears to have possibly occurred during construction.

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G. Doors (Interior and Exterior)

SPECIAL NOTE: Buyers should have all locks changed / re-keyed for safety / security concerns after closing but prior to move-in.

OBSERVATIONS:

Inspected doors for proper structural performance and operation, and for evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

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

I	NI	NP	D
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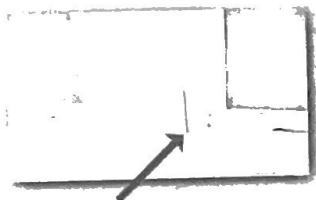
 H. Windows

OBSERVATIONS:

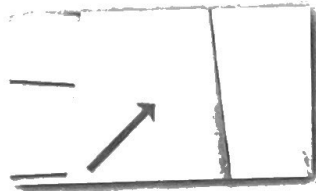
Inspected windows for proper structural performance and operation, for evidence of water penetration, for deficiencies in glazing and weather stripping, for obvious indications of broken seals on insulated windows, and for safety glass in required areas.

Photos are representative of the issue and may not include all instances or locations of the issue
Note: Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices
See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:



16. Windows need caulking/sealant to prevent possible moisture penetration.



17. In my opinion the hermetic seal for various windows may be starting to fail. Although the seal could be still intact, there is no way of determining when or if it will completely fail. Recommend having a qualified window company examine and repair all issues.

 I. Stairways (Interior and Exterior)

OBSERVATIONS:

Inspected for proper spacing between components, and for deficiencies in steps, stairways, landings and rails.

Photos are representative of the issue and may not include all instances or locations of the issue
Note: Inspector is not required to exhaustively measure every stairway component.
See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

Interior:

No deficiencies were observed.

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J. Fireplaces and Chimneys

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Observed gas fire starter in the fireplace. Inspected for combustible material in or near the firebox opening, for appropriate fireblocking in accessible required locations, for inoperative circulating fan (if installed) and for deficiencies in accessible fireplace and chimney components.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to verify the integrity of the flue, perform a smoke test, or to determine the adequacy of the draft.

See TREC Standards of Practice for details ([Click here](#))



DEFICIENCIES:



18. The flue has minor creosote build up. Recommend having a chimney sweep check and clean the system before using.

K. Porches, Balconies, Decks, and Carports

OBSERVATIONS:

Inspected balconies, carports, porches and decks for proper safety railings, and for deficiencies in accessible and visible components, materials and connection points.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to exhaustively measure installed components, or to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

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L. Other

OBSERVATIONS:

This section is for structural components that don't fit in any other category, most homes will not have anything in this section.

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected service entrance and related panels, cabinets, boxes and boards, breakers, grounding electrode, and connected wiring.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to determine present or future sufficiency of capacity, conduct voltage drop calculations, verify accuracy of circuit labeling or operate circuit breakers. Arc-fault devices are not tested when property is occupied. Inspector may not activate breakers that have tripped or are turned off at the time of inspection.

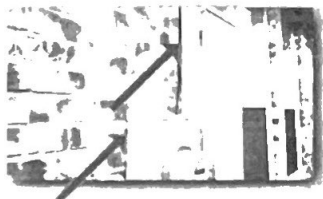
See TREC Standards of Practice for details ([Click here](#))

Main Panel Location: By the meter

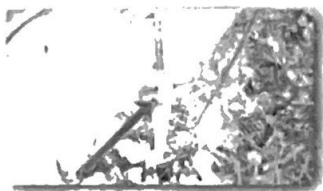
Main Panel Size: 150 Amp



DEFICIENCIES:



19. Observed missing sealant around various meter cans, panels, or service disconnects. All exterior panels should have sealant applied across the top and minimum for six inches down the sides.



20. Observed the incorrect ground clamp in use. The correct ground clamp should be an acorn style clamp. Example pictured below:



21. Observed the absence of anti-oxidants on service conductors. This is a recognized safety hazard and should be repaired by a licensed electrician.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Wire

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

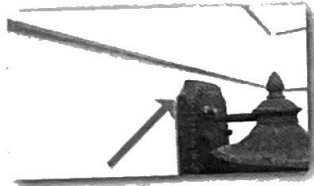
Inspected installed fixtures, devices, and accessible junction boxes. Looked for GFCI protection and equipment disconnects in required locations. Tested accessible smoke detectors by pressing "test" button.

Photos are representative of the issue and may not include all instances or locations of the issue

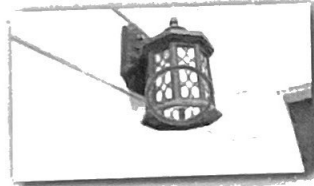
Note: Inspector is not required to examine low voltage wiring, verify the effectiveness or interconnectivity of smoke detectors, remove covers or wall plates, or disassemble mechanical devices

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:



22. Recommend caulking and sealing exterior light fixtures. This will help prevent possible insect infestation and moisture penetration to the structure.



23. Some lights did not function when tested. Light bulbs should be replaced and fixture operation verified to ensure an underlying electrical problem does not exist.



24. Observed missing 3-way switch for kitchen. The proper 3-way switch should be installed so the circuit functions properly and will be able to to the lights on and off from each location. Recommend consulting a licensed electrician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central
Energy Source: Natural Gas

Note: Furnaces do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace. I recommend contacting a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, check integrity of heat exchanger, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.

See TREC Standards of Practice for details ([Click here](#))

The furnace appeared to function properly, but based on the age of the system, I would recommend having it thoroughly cleaned and checked by a qualified HVAC representative.

DEFICIENCIES:

No deficiencies were observed.

B. Cooling Equipment

Type of System: Central - Air Conditioner

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. Only licensed HVAC technicians are allowed to install gauges on any type of cooling equipment in the state of Texas. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation. Checked for proper access and clearances, adequacy of condensate drain system, insulation on pipes, condition of accessible coils, and condition and installation of window units.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home. Inspector should not operate the air conditioning system when the outdoor temperature is less than 60 degrees Fahrenheit

See TREC Standards of Practice for details ([Click here](#))

I=Inspected

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I NI NP D

The entire or part of the installed system is over 16 years old which is beyond the life expectancy for this type of equipment. Of course there are many variables, and with proper installation and maintenance it may perform adequately for many years. The improved efficiency of currently manufactured products may justify the cost of replacement.

Delta-T - 14 degrees 1) Downstairs

Delta-T - 15 degrees 2) Upstairs

Note: A measurement of how well an air conditioning system is operating is called "*Delta-T*" and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 16 - 21 degrees.

Unit #1	Size	Year	Unit #2	Size	Year
Condenser	4	2004	Condenser	2	2004
Coil	5	2003	Coil	3	2003
Furnace	70000	2003	Furnace	45000	2003



DEFICIENCIES

25. Delta-T for the system was below the desired range. 26. Recommend having a qualified HVAC company examine and conduct a leak detection on the installed system.



27. Observed evidence of previous water in secondary pan. No water was detected at the time of the inspection. Recommend monitoring this and if water becomes present contact a licensed HVAC company for an evaluation and repairs.



28. Observed significant rust in drain pan. Replace AC drain pan.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-

C. Duct Systems, Chases, and Vents

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected accessible ducting for condition and proper routing. Checked for air flow at registers. Checked condition of accessible fans, filters, grills and registers.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: *Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.*

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Left property line @ front**

Location of main water supply valve: **Exterior - Left side of home**

Static water pressure reading: **60 psi**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected visible and accessible plumbing for presence of active leaks, and for appropriate valves and back-flow devices. Observed accessible supply plumbing, tested fixtures not connected to an appliance, and tested mechanical operation of installed fixtures.

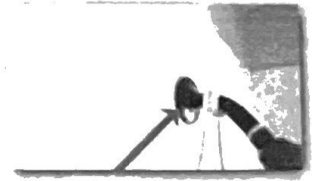
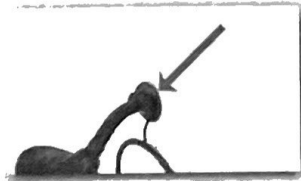
Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to operate main, branch or shut-off valves, nor to inspect systems or components that have been shut down or secured, circulating pumps, water softening or filtering systems, pressure tanks or sprinkler systems. Inspector is not required to determine quality or volume of water supply, or to verify functionality of back-flow prevention devices.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

29. Shower/tub needs caulking. Caulk any gaps that may appear between the hardware and tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.



30. The tub diverter valve did not freely drop when the water was turned off. Recommend having the valve cleaned for possible mineral deposit build up.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Drains, Wastes, and Vents

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

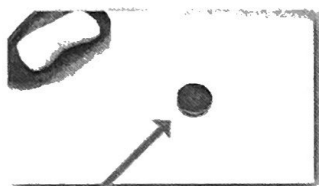
Inspected visible and accessible plumbing for presence of active leaks. Observed accessible waste and vent plumbing, checked functional drainage at fixtures, and tested mechanical operation of installed fixtures.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to inspect systems or components that have been shut down or secured. Inspector is not required to verify functionality of floor drains.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:



31. Sink has slow drain.

C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: 40 Gallons

Year: 2018

Comments: Hot Water Temperature was measured at 128 Degrees.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected water heater(s) for proper installation, checked fittings and visible components for corrosion and broken or missing parts, checked for shut-off valve and required safety features.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to verify effectiveness of T&P valve, nor to operate the valve if damage may result. Inspector is not required to determine efficiency or adequacy of the unit.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Hydro-Massage Therapy Equipment

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Not Present

E. Other

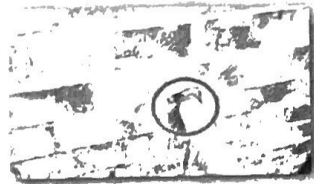
Photos are representative of the issue and may not include all instances or locations of the issue

OBSERVATIONS:

This section is for plumbing system components that don't fit in any other category, some homes will not have anything in this section.

All visible gas lines and gas connections appear to be in satisfactory condition at the time of the inspection. Lines were tested with a certified gas detector. If there are any concerns I recommend having a certified and licensed gas specialist inspect the structure.

DEFICIENCIES:



32. Current standards require the natural gas pipe penetration through the exterior veneer is required to be sleeved or taped so that no friction between the exterior veneer and the gas pipe can develop and so that corrosives from the material cannot attack the gas pipe.



33. Observed the missing bonding wire for the gas supply system. Recommend having a licensed electrician install the required bonding for the system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in normal mode.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

B. Food Waste Disposers

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

C. Range Hood and Exhaust Systems

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation at high and low settings.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.

See TREC Standards of Practice for details ([Click here](#))

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

DEFICIENCIES:

No deficiencies were observed.

D. Ranges, Cooktops, and Ovens

Special Note: Refer to your online Home Binder for additional information.

Special Note: Checked for proper installation and operation. All burners are operated at low and high settings. The oven is tested at 350 f. and a variance of more than + or - 25 degrees is considered defective. This means that the thermostat is not calibrated properly, is not positioned properly, or is absolutely defective.

Test Result: 360 Degrees

OBSERVATIONS:

Inspected installed appliance for proper installation and operation, burners tested at high and low settings, oven(s) tested at 350 degrees.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to comment on cosmetic deficiencies or to test self-cleaning functions. Did not test broiler.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

E. Microwave Ovens

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in heating a container of water.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to comment on cosmetic deficiencies or to test for radiation leaks.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:

No deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

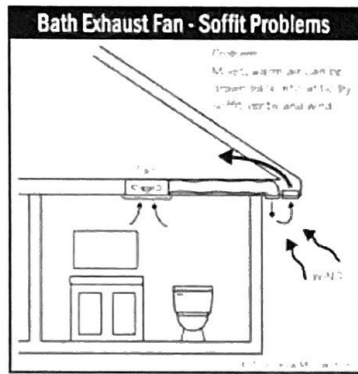
Inspected installed appliance for proper installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.

See TREC Standards of Practice for details ([Click here](#))

DEFICIENCIES:



34. Observed exhaust vents routed to soffit. The problem is moist warm air can be drawn back into the attic by soffit vents and wind. Recommend rerouting the ducts to exhaust at a higher vent.



G. Garage Door Operators

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance(s) for proper installation and operation with wall-mounted controls only (remote not tested).

Photos are representative of the issue and may not include all instances or locations of the issue

Note: Inspector is not required to comment on cosmetic deficiencies.

See TREC Standards of Practice for details ([Click here](#))

I=Inspected

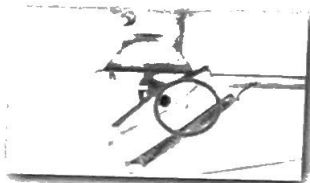
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

DEFICIENCIES:



35. When an automatic garage door opener is installed, the door lock must be disabled to prevent possible damage to the motor.

-

H. Dryer Exhaust Systems

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to comment on cosmetic deficiencies

See TREC Standards of Practice for details ([Click here](#))

Dryer outlet is a 4 prong There is also a gas connection

DEFICIENCIES:

No deficiencies were observed.

-

I. Other

OBSERVATIONS:

This section is for appliances that don't fit in any other category, most homes will not have anything in this section.

Report Summary

This is a listing of significant repair items noted in the report. While every attempt is made to include all pertinent items in this summary, it is possible that some items may be overlooked, or the buyer may feel that there are other items in the report that are of equal or greater significance. In no case should this summary be deemed a substitute for reading the entire report.

FOUNDATIONS

1. Corner cracks were noted on foundation.
2. Observed foundation covered with decorative stone or tile.

GRADING AND DRAINAGE

3. Soil levels against the exterior grade beam was noted to be too high.
4. Structure has heavy foliage.

ROOF COVERING MATERIALS

5. Debris collecting on roof restricts water run-off and may result in roof leaks and/or insect infestation.
6. Trees are impinging the roof.

ROOF STRUCTURES AND ATTICS

7. Observed nuts or bolts on attic ladder that were missing.
8. Secure stair in ceiling opening permanently by use of sixteen separate 16d nails or 1/4 X 3" lag screws as instructed.
9. Observed no insulating cover or insulation installed on attic access.

WALLS (INTERIOR AND EXTERIOR)

Exterior:

10. It was noted a area of the exterior wall show signs of mildew growth.
11. There were common cracks up to 1/8" noted in the brick veneer in various locations.
12. There is wood in direct contact with the soil around the structure.
13. Caulking/sealant is separated or missing in some areas.

CEILINGS AND FLOORS

Ceilings:

14. Common cracks up to 1/8" were noted in the interior gypsum wallboard.

Floors:

15. Observed upstairs floor has a slight slope.

WINDOWS

16. Windows need caulking/sealant to prevent possible moisture penetration.
17. In my opinion the hermetic seal for various windows may be starting to fail

FIREPLACES AND CHIMNEYS

18. The flue has minor creosote build up.

SERVICE ENTRANCE AND PANELS

19. Observed missing sealant around various meter cans, panels, or service disconnects.
20. Observed the incorrect ground clamp in use.
21. Observed the absence of anti-oxidants on service conductors.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

22. Recommend caulking and sealing exterior light fixtures.
23. Some lights did not function when tested.
24. Observed missing 3-way switch for kitchen.

COOLING EQUIPMENT

25. Delta-T for the system was below the desired range.
26. Recommend having a qualified HVAC company examine and conduct a leak detection on the installed system.
27. Observed evidence of previous water in secondary pan.
28. Observed significant rust in drain pan.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

29. Shower/tub needs caulking.
30. The tub diverter valve did not freely drop when the water was turned off

DRAINS, WASTES, AND VENTS

31. Sink has slow drain.

OTHER

32. Current standards require the natural gas pipe penetration through the exterior veneer is required to be sleeved or taped
33. Observed the missing bonding wire for the gas supply system

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

34. Observed exhaust vents routed to soffit.

GARAGE DOOR OPERATORS

35. When an automatic garage door opener is installed, the door lock must be disabled to prevent possible damage to the motor.

It is recommended that all repairs should be performed by a qualified and licensed professional in the designated field. A home inspection is a relatively superficial examination of a broad range of items. When a specialist performs a repair it is more likely that any latent defects may be discovered.

All photos in the report are representative of the issue and may not include all instances or locations of the issue of the named deficiency
