

Texas Inspection
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PROPERTY INSPECTION REPORT

Report # 21187

Prepared For: Navid and Alyssa Mirnazari
(Name of Client)

Concerning: 114 Mango Lake Jackson, TX 77566
(Address or Other Identification of Inspected Property)

By: Kenny Boulton **July 21, 2021**
TREC Professional Inspector Lic.# 698 (Date)

Real Estate Co. Agent Coldwell Banker United, Realtors
Shellie Dow Garcia

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).

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, bathrooms, 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; and
- lack of electrical bonding and grounding.
- 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 require 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTURAL TERMS BETWEEN THE PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF AN CONTRATRUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Note: Not all items listed under OBSERVATIONS are in need of repair and can by listed as additional information for the benefit of the client.

Present at the time of the inspection – Clients at end of inspection

Outside Temperature - 88°

Weather Conditions - Cloudy

Front of occupied remodeled house most closely faces south.

Note: Given the age of the house, various code additions and changes have been made over the years that did not exist or apply at the time of construction.



NOTE: Because of circumstances beyond Texas Inspections' control, the signing of a Pre-Inspection Agreement by the client prior to the inspection is not always possible. Therefore, the following Inspection Agreement will take the place of the Pre-Inspection Agreement if not signed. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of the following report is the binding acceptance of all terms, limitations and conditions set forth in this Inspection Agreement, signed or unsigned by the client.

Texas Inspection Inspection Agreement

- 1) This inspection of the subject property shall be performed by the Inspector for the Client named in this report in accordance with the Standards of Practice of the Texas Real Estate Commission Inspectors Standards of Practice. There will be no other liability to unnamed parties that may use this report.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Systems or items that are blocked, hidden, covered, underground, have restricted access due to clearances or otherwise inaccessible at the time of the inspection are not included. The following items are not in the scope of the inspection: Any area that is not exposed to view, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by TREC Standards as well as detached buildings, fences, gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, water treatment devices/systems, thermostatic or time clock controls, alarm systems, draperies, blinds, shutters and landscape lighting.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a warrantor, guarantor or insurer. Any losses will be limited to no more than the original inspection fee.
- 4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE (EXCEPT IN NEW CONSTRUCTION) AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, MOLD, SOIL CONTAMINATION AND ANY OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.
- 7) Because of circumstances beyond the Inspector's control, the signing of a Pre-Inspection Agreement prior to the inspection is not always possible. Therefore this Inspection Agreement is considered to be accepted for any and all conditions. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of all or any part of this inspection report in the transaction of this property is the binding acceptance of this Inspection Agreement with its terms and conditions, whether signed or unsigned by the client.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item	

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of Foundation:

Slab on Grade

Foundation Material:

Poured Concrete

Method of Inspection:

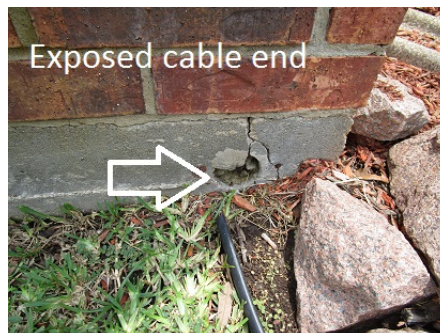
Visual inspection of exterior and interior

Comments (An opinion on performance is mandatory.):

OBSERVATIONS

FOUNDATION

The exposed post tension cable end on the living room left side front corner should be sealed to prevent rust and corrosion in the exposed cable end.



The foundation is performing as intended.

Remodeled interior surfaces and exterior surfaces were found to be in relatively good overall condition. No visible deflection was observed when sighting the length run of exterior walls.

LIMITATIONS

Recent renovations and painting may conceal some historical evidence.

B. Grading & Drainage

Comments:

OBSERVATIONS

GRADING AND DRAINAGE

The finished grade should slope or fall away from the house at a rate of one inch per foot for at least the first six (6) feet.

I	NI	NP	D	Inspection Item
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The right side drainage swale (in effect, a wide and shallow ditch) at the right rear corner area of the house should be improved. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.



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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Types of Roof Covering:
Fiberglass Composition Shingle
Viewed From:
Walked on Roof

Comments:

OBSERVATIONS

SLOPED ROOFING

The four exposed nail heads at the EI intersection of the peaks of the roof should be sealed.



The roofing is considered to be in good overall condition.

FLASHING

The incomplete flashing on the front entry upper left corner should be completed.

I	NI	NP	D	Inspection Item
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The master bedroom left front corner flashing terminates behind the corner trim and should be repaired to kick out from behind the corner trim. This will prevent any water from running behind the corner trim.



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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Viewed From:

Entered attic and performed a visual inspection

Roof Structure:

Trusses

Wafer Board Roof Sheathing

Roof Ventilation:

Ridge Vents

Soffit Vents

Approximate Average Depth of Insulation:

10" Average Blown-in

Approximate Average Thickness of Vertical Insulation:

Not Visible/Accessible

Comments:

OBSERVATIONS

ROOF STRUCTURE

The attic stairs are marginally secured at the mount in the ceiling. The installation of 16p nails or 3" lag screws from the attic stairs frame metal corner and hinge brackets into the rough-in opening is recommended.

I	NI	NP	D	Inspection Item
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INSULATION / VENTILATION

Thin insulation around the attic stairs should be improved.

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E. Walls (Interior & Exterior)

Interior Wall Finishes:

Drywall

Exterior Wall Finishes:

Brick Veneer

Fibered Cement Board Siding

Exterior Wall Structure:

Wood Frame

Comments:

OBSERVATIONS

INTERIOR WALLS

Light drywall seam cracking was noted above the rear exterior door.

Typical drywall flaws were observed.

EXTERIOR WALLS

The fibered cement board manufacturer recommends a minimum siding bottom clearance of one inch from the roofing.



The brick window sills are now required to have a minimum slope of 15°.

LIMITATIONS

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

Recent renovations and painting may conceal some historical evidence.

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F. Ceilings & Floors

Ceiling Finishes:

Drywall

Floor Surfaces:

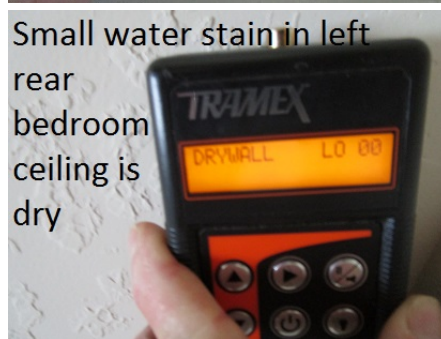
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Tile
Carpet
Laminate
Comments:

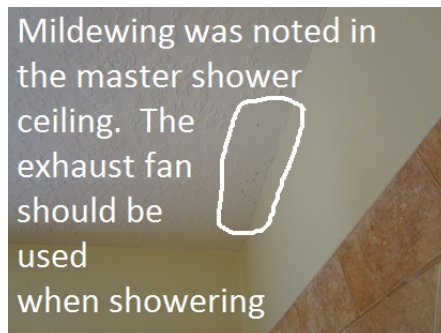
OBSERVATIONS

CEILINGINGS

Water staining was noted in the left rear bedroom ceiling on the right side with a painted over area in the right rear bedroom ceiling left rear corner. These areas were tested with a Tramex MRH III moisture meter and found excessive moisture up to 26% in the right rear bedroom ceiling and the left rear bedroom ceiling to be dry at the time of the inspection. Although no visible signs of leakage were found around the chimney from the attic, it appears there may be some slight seepage at the chimney causing the moisture in the right rear bedroom ceiling. This should be investigated further to determine the source of moisture and repairs made as necessary.



Several small mildew spots were noted above the master shower. The bathroom exhaust fan should be used when showering.



Drywall seam cracking in the ceiling at the breakfast room to den and living room.

I	NI	NP	D	Inspection Item
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Typical minor drywall cracking was noted in the master bedroom vaulted ceiling.
Typical drywall flaws were observed.

FLOORS

Typical minor popping was noted in the upstairs floors.

LIMITATIONS

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

Recent renovations and painting may conceal some historical evidence.

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G. Doors (Interior & Exterior)

Door Types:

Metal

Vinyl

Pressed Wood Product

Storm

Comments:

OBSERVATIONS

INTERIOR DOORS

The bottoms of some of the doors, including the hall bathroom door bottom at the transition trim, should have a minimum bottom clearance of 1/2" – 3/4" from the floor coverings to allow air circulation for proper air exchange to the HVAC system and to prevent dragging of the door bottoms on the floor coverings.

Missing doorstops should be replaced.

EXTERIOR DOORS

The front entry door binds in the frame and should be improved.

Rot and patching was found in the rear exterior door frame.



The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.

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H. Windows (random sampling for operation)

This confidential report is prepared exclusively for Navid and Alyssa Mirnazari

I	NI	NP	D	Inspection Item
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Window Styles:
Single Hung
Fixed Pane
Glazing Type:
Double Glazed
Comments:

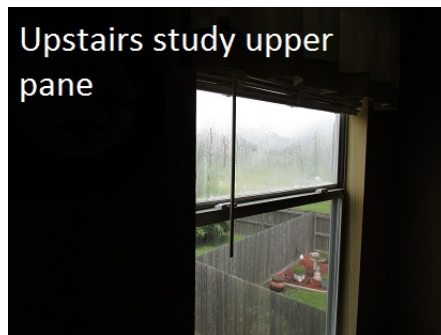
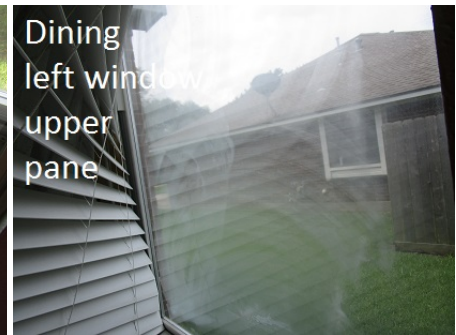
OBSERVATIONS

WINDOWS

Small holes were noted in various window screens.

At least eleven window panes have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be replaced.

The windows should be cleaned and re-inspected to determine if additional panes have lost their seal.



I	NI	NP	D	Inspection Item
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I. Stairways (Interior and Exterior)

Comments:

OBSERVATIONS

STAIRWAY

The openings in the upper study railings at two newel posts should be no greater than four inches.

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J. Fireplace/Chimney

Fireplace:

Prefabricated Wood Burning Fireplace with Gas Logs

Chimney:

Metal Behind Siding

Comments:

OBSERVATIONS

FIREPLACE

The small C clamp for the damper is missing. This small C clamp is required with the installation of gas logs to prevent the complete closure of the damper.

CHIMNEY

Fire stop (fire rated material ie. drywall, metal, etc. that will stop the spread of fire to the attic space) should be installed around the chimney at the second story top place as seen from the attic.



The metal chimney cap is rusty.

I	NI	NP	D	Inspection Item
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K. Porches, Balconies, Decks, Piers, Bulkheads, Boat House and Carports
Comments:

L. Cabinets and Cabinet Doors
Comments:

M. Other
Comments:

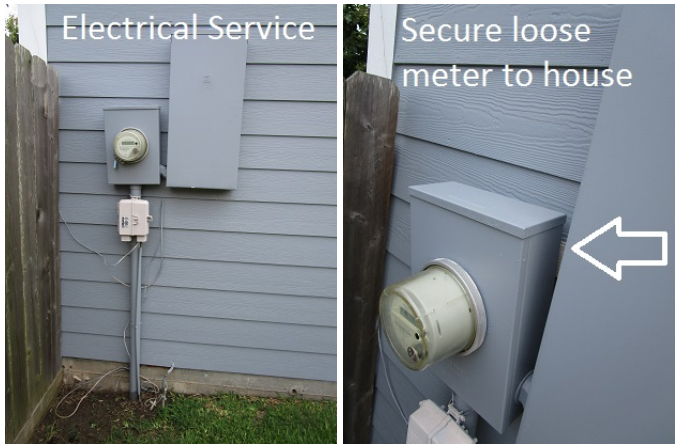
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Size of Electrical Service:
 150 Amp 120/240 Volt Single Phase Service
Service Entrance Wires Entrance and Type:
 Underground 1 THHN Copper Service Wires
Main Disconnect Type:
 150 Amp Breakers
Service Grounding Wire Type and Connection:
 Copper with Driven Ground Rod Connection
Distribution Panel(s):
 Square D main panel located on the left exterior wall
Comments:

OBSERVATIONS

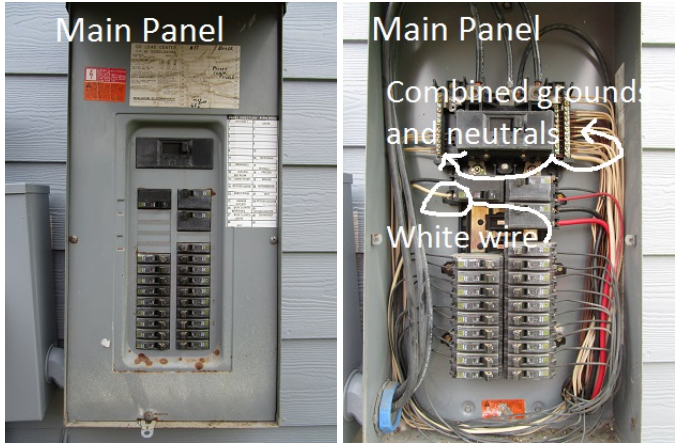
SERVICE / ENTRANCE

I	NI	NP	D	Inspection Item
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The loose meter panel should be better secured to the side of the house.

MAIN PANEL



All circuits should be properly identified.
The white wire used as line or hot wire for the AC should be identified as such by wrapping the wire with black or red electrical tape or marking the wire with marker at the breaker.
The neutral and ground wires are combined on the neutral and ground terminals.
The Arc Fault Interrupter (AFI) breaker protection is not present for the bedroom and living areas. An arc-fault circuit interrupter is device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

LIMITATIONS

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of Branch Circuit Wiring:
Copper

I	NI	NP	D	Inspection Item
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Receptacles:

Grounded

Ground Fault Circuit Interrupters:

Kitchen Counter Top on Each Side of Sink

Bathrooms

Garage Wall

Exterior

Note: Bathrooms, garage wall and exterior outlets controlled from master bathroom GFCI outlet

Comments:

OBSERVATIONS

OUTLETS

The installation of ground fault circuit interrupter (GFCI) protection is now recommended for kitchen appliance circuits, all kitchen counter tops, outlet under the kitchen sink, laundry room and garage ceiling locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The missing range hood outlet cover plate in the cabinet above the unit should be replaced.

The upstairs study floor mounted outlet should have a protective cover plate installed to protect the exposed outlets facing up when not in use.



FIXTURES

Smoke alarms should be installed in each sleeping room and outside each sleeping area in the immediate vicinity (hall) of the bedrooms. The smoke alarms outside the bedrooms should be combination smoke and carbon monoxide detectors.

LIMITATIONS

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

Furniture and/or storage restricted access to some components.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

I	NI	NP	D	Inspection Item
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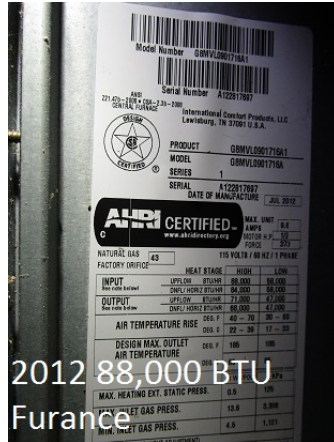
Type of Heating System:

2012 International Comfort Products 88,000 BTU Central Forced Air System

Energy Source:

Gas

Comments:



2012 88,000 BTU Furnace

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B. Cooling Equipment

Type of System:

Type of Cooling System:

2012 International Comfort Products 48,000 BTU/4 Ton Central Forced Air System

Output Air: 58° – Input Air: 77° = 19° Temperature Differential

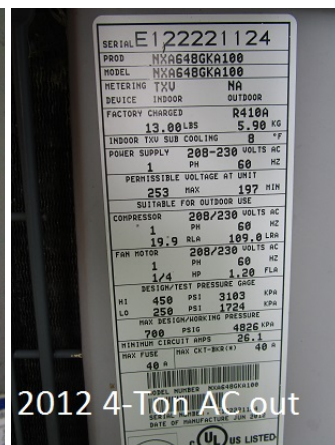
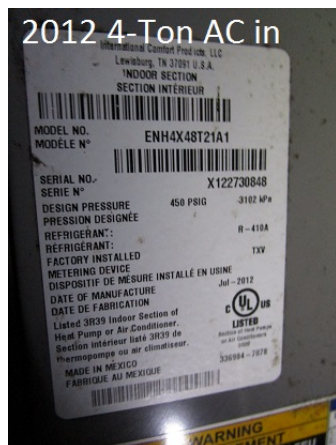
Energy Source:

Electricity

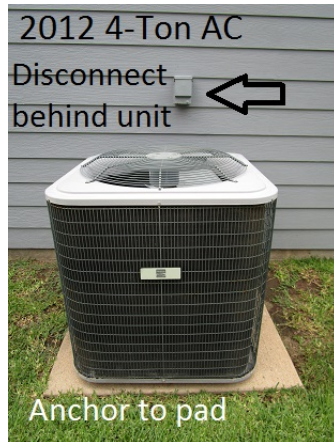
Comments:

OBSERVATIONS

CENTRAL AIR CONDITIONING



I	NI	NP	D	Inspection Item
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The electrical disconnect for the outdoor unit of the central air conditioning system should not be installed behind the unit.

The outdoor unit of the central air conditioning system should be properly anchored to the pad.

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C. Ducts Systems, Chases and Vents

Comments:

OBSERVATIONS

SUPPLY AIR DUCTWORK

Touching ducts on top of the plenum should be suspended so the ducts do not touch. This can create a moisture/condensation issue between the two ducts. Isolation insulation should be installed between touching ducts or the ducts should be separated by re-configuration of the current ductwork suspension.

All ductwork should be properly suspended every four to five feet with no more than 1/2" of sag per foot.



I	NI	NP	D	Inspection Item
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There are no duct drops in either master closet or the half bathroom.

LIMITATIONS

Ductwork that is hidden behind finished surfaces or inaccessible could not be inspected.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter:

Middle front yard

Location of main water supply valve:

Living room left exterior wall

Static Pressure Reading:

58 PSI

Water Supply Source:

Public

Service Pipe to House:

PVC

Supply Piping:

Copper

Comments:

OBSERVATIONS

FIXTURES

Both loose upstairs toilets should be properly secured to the floors.

There are no anti siphon devices on the hose bibs.

LIMITATIONS

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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B. Drains, Wastes, Vents

I NI NP D	Inspection Item
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Waste System:
Public
Drain / Waste / Vent Piping:
PVC
Comments:

LIMITATIONS

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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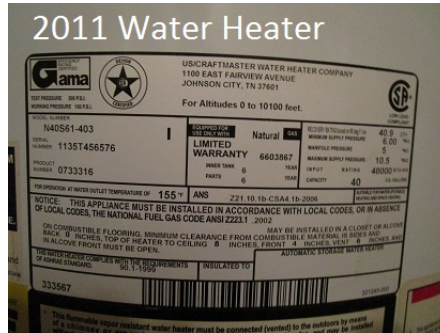
C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Type, Capacity and Energy source:
Laundry Room Closet – 2011 US Craftmaster/Whirlpool 40 Gallon Gas Water Heater

Comments:

OBSERVATIONS

WATER HEATER



Water heaters have a typical life expectancy of 10 to 12 years. The existing unit 10 years old. One cannot predict with certainty when replacement will become necessary.

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D. Hydro-Message Therapy Equipment

Comments:

V. APPLIANCES

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A Dishwasher

Comments:

I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood – Recirculating <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops and Ovens <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Oven <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i>

OBSERVATIONS

BATHROOM EXHAUST FANS

The bathroom exhaust fans should be vented to the building exterior instead of the attic.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole House Vacuum Systems <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Garage Door Operator(s) – Remote and hand held opener controls are not a part of the inspection. <i>Comments:</i>

OBSERVATIONS

I	NI	NP	D	Inspection Item
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GARAGE DOOR OPENER

The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener.

With the garage door opener installed, the lock on the garage door should be disabled.

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J. Doorbell and Chimes

Comments:

Note: The doorbell is a Simply Safe doorbell. The seller should provide the password and all other documentation to the unit at the time of closing.

-

K. Dryer Vents

Comments:

OBSERVATIONS

DRYER VENT

The clothes dryer vent pipe that runs through the garage rear wall to the right exterior wall should be cleaned. Cleaning is recommended on at least a yearly basis.

-

L. Other

Comments:

VI. OPTIONAL SYSTEMS

-

A. Lawn Sprinklers

Comments:

-

B. Swimming Pool/Spa and Equipment

Comments:

-

C. Outbuildings

Comments: The plastic shed was not a part of the inspection

-

D. Outdoor Cooking Equipment

Comments:

I	NI	NP	D	Inspection Item
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E. Gas Lines – Checked at Fixture Connections Only
Comments

OBSERVATIONS

GAS LINES

A “drip leg” is normally required for gas appliance connections. These drip legs trap moisture and debris before the gas enters the fixtures with none found.

Bonding/grounding is now required for the gas line.

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