



Professional TREC Inspector Daniel Beard #8004
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713-249-8810
4008 Louetta Rd. PMB 465 Spring, Texas 77388

Inspection Date:03/23/2023 Time 2:00 pm Compass Direction: South (220° compass)
Weather: Sunny Temperature: 70° (Fahrenheit)



13 Bewntwood Dr
Montgomery, TX 77356



PROPERTY INSPECTION REPORT FORM

| | |
|---|---|
| Reginald Teague <i>Name of Client</i> | 03/22/2023 <i>Date of Inspection</i> |
| 13 Bewntwood Dr, Montgomery, TX 77356 <i>Address of Inspected Property</i> | |
| Daniel Beard <i>Name of Inspector</i> | TREC #8004 <i>TREC License #</i> |
| <i>Name of Sponsor (if applicable)</i> | <i>TREC License #</i> |

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

AIM Property inspection Services LLC and Client Inspection Agreement

This Inspection Agreement (the "Agreement") Contract is made this **March 23, 2023** (the Effective Date), by and between, **Reginald Teague** ("CLIENT") and AIM Property Inspection Services, LLC ("INSPECTOR") The "CLIENT", as follows: INSPECTOR shall perform a visual inspection survey of the home and provide CLIENT with the Report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the Report. The Report is only supplementary to the Seller's disclosure.

The inspection survey shall be performed in compliance with the accepted Standards of Practice and performance as established by the Texas Real Estate Commission (TREC) (www.trec.state.tx.us) and conforms to or exceeds the standards established by the American Society of Home Inspectors (ASHI) and the National Association of Certified Home Inspectors (NACHI), notwithstanding certain limitations, exceptions and exclusions.

The inspection survey and Report shall be performed and prepared for the use of CLIENT, who shall give INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.

CLIENT understands and agrees that INSPECTOR shall not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

Cosmetic defects that are not readily apparent, but not limited to, such as termite damage, water damaged materials inside walls, interior slab cracks, and environmental hazards such as toxic or hazardous wastes or substances, are not included in this inspection survey and Report, and INSPECTOR assumes no warranty or responsibility. INSPECTOR is not at liberty to:

Perform destructive or disruptive testing or assessments, lift carpets, remove ceiling panels, insulation, vapor barriers, etc;
Move appliances, furniture, heavy, delicate or personal items; Check mechanical equipment during inappropriate weather;
and

Check wire connections within unexposed locations. Therefore, this inspection survey and Report is not a certification that the home is free of defects.

CLIENT shall indemnify and hold INSPECTOR harmless for any damages claimed by others arising out of INSPECTOR's performance of this Agreement. Neither CLIENT nor INSPECTOR shall be liable to the other for consequential, incidental, direct, indirect, special, or punitive damages, whether or not the possibility of such damages has been disclosed or could have been reasonably foreseen.

In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (a) written notification of adverse conditions within 14 days of discovery, and (b) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations.

The undersigned parties hereby acknowledge and agree that in the event of a conflict, dispute, or controversy between CLIENT and INSPECTOR, the parties shall resolve all such conflicts, disputes, or controversies between them by binding arbitration. The arbitration shall be conducted in Houston, Harris County, Texas before a single arbitrator according to the American Arbitration Association rules and procedures which are incorporated herein by reference. The decision or award made by the arbitrator shall be final, binding, and conclusive upon each of the parties and enforceable in a court of law. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay INSPECTOR's costs and expenses, including attorney's fees, in defending such claims. The Inspector's financial liability shall be limited to the fees charged of the inspection.

If any court declares any provision of this Agreement to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

CLIENT shall have no cause of action against INSPECTOR after one year from the Effective Date.

This Agreement represents the entire agreement between the parties. No change or modifications shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties, heirs, executors, administrators, successors and assignees. This Agreement shall be governed by the internal laws of the State of Texas.

Upon acceptance of this report, CLIENT accepts the limitations and their attendant risks.

Credit Card Payments for Inspection Services are subject to a "percentage charge" convenience fee additional to the inspection fee.

Consumer Protection Notice: The Texas Real Estate Commission controls Real Estate Inspectors. For complaints and forms visit www.trec.Texas.Gov. If you questions or issues about the activities of a licensed holder the complaint process or the recovery funds contact Texas Real Estate Commission P.O. Box 12188 Austin, Texas 78711-2188 512-936-3000

AIM Property Inspection Services LLC; may have an affiliation with third party service providers (TPSP) in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients.

BY SIGNING THIS FORM, THE CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITH OUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE THE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY OF THE INSPECTOR BEING LIMITED TO THE AMOUNT OF THE INSPECTION PAID BY THE CLIENT.

The above is understood and agreed to, and the CLIENT acknowledges receipt of a copy of this Agreement.

Additional Information Provided By Inspector

Inspector's Voluntary Notice

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector/surveyor to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.

Client Notice about Reported Items Please Read Carefully

Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman 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 and documentation to verify that proper repairs have been made.

Client Comment: Recommend that all repairs be completed prior to closing as hidden damages are often revealed during the repair process. Unless otherwise noted, no environmental tests were performed as a part of this inspection. (Including but not limited to, Air Quality, Lead Paint, Mold, Mold Spores, Defective Drywall, Etc.)

Client Comment: If the client has any concerns of safety, operation factors, repairs or replacement costs, then a licensed or trade professional, specializing in their specific trades, recommended for further evaluation and consultation. Acceptance of present and future conditions, the performance rests solely with the buyer/client.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade, Post Tension

Comments:

Foundation Comment: In my opinion, the foundation type and system appears to be functioning and providing adequate support for the structure at the time of this inspection. There did not appear to be any visible abnormalities relating to the attached structures or indications of any noticeable/visible deficiencies related with the foundation performance for this structure at the time of inspection.

Advise/Client Notice: This inspection is one of first impression. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations and could be made without the use of specialized tools or procedures.

Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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C. **Roof Covering Materials**

Types of Roof Covering: Architectural Composition/Fiberglass/Asphalt Shingles
Viewed From:

Roof Ladder Ground Binoculars 2nd Level Windows

Roof Areas Inaccessibility Reasons:

Beyond Reach of Ladder Steep Pitch Hot Wet Surfaces Unsafe Conditions

Estimated Roof Pitch:

2:12 or less 4:12 5:12 7:12 plus

Comments

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

Advise/Comment: The roof inspection portion of the Standards of Practice will not be as comprehensive as an inspection performed by a qualified roofing contractor. Due to variations in installation requirements and the huge number of roof covering materials/products available.

The home inspection does not confirm proper installation. The home inspector is trained to identify common deficiencies and to recognize conditions that require evaluation by a roofing specialist/tradesman. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary. Certain areas of the roof may not be readily or safely accessible during the inspection process due to the roof pitch or inaccessibility in regards to the height.

Any roof pitch beyond 5:12 will not be physically accessed. If during the inspection process the inspector cannot visually inspect certain areas due to inaccessibility such as two and three story structures, neighboring buildings blocking view or any other obstruction, the client is advised to seek further due diligence and consult/retain a roofing specialist for further evaluation.

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D. Roof Structures and Attics

Viewed From: Attic Access Entrance and Hard Decking Only

Approximate Average Depth of Insulation: 12 Inches Loose/Blown Rolled

Vertical Walls: 00 Inches Batt Rolled Foam

Comments

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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E. Walls (Interior and Exterior)

Exterior Walls: Brick Cement Fiber Wood Sheathing/Trim Stucco

Interior Walls: Sheetrock

Comments: The Following Deficiencies Found

The wooden clothes bars are "not secured" to the support brackets with screws to prevent movement located in all of the interior closets.



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F. Ceilings and Floors

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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G. Doors (Interior and Exterior)

Comments: The Following Deficiencies Found

The back/entry exit door does not have keyless locks to exit in case of an emergency required by current code.



H. Windows

Comments: The Following Deficiencies Found

There are windows with leaking perimeter seals located at the dining room window, the window over the front door and the front office window. These windows have moisture stains present inside the glass panels. Replacement is the only option. Recommend all other windows inspected by a competent professional.



dining room



front office

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I NI NP D



over front door

There are loose or shifted plastic grid pieces inside the window panes located at the front wall.



Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

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I. Stairways (Interior and Exterior)

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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J. Fireplaces and Chimneys

Metal Insert Brick Glass Sealed Gas Supply

Comments: The Following Deficiencies Found

The glass sealed fireplace did not function at the time of inspection. The remote control was not present. The pilot light was not lit in order to operate.



K. Porches, Balconies, Decks, and Carports

Comments: The Following Deficiencies Found

Pool Area: There are not any functioning self-closing springs present on the exterior entrance gates that function properly located at the sides of the house. For safety, reasons the gates are required to self-close and lock automatically when passing through.

Pool Area: There is not any operable door alarms/access alarms present to the pool area. Doors and screens with direct access to the pool area are required to have alarm systems that are audible throughout the whole house for a minimum of 30 seconds.

L. Other

Comments:

Not Present Not Inspected

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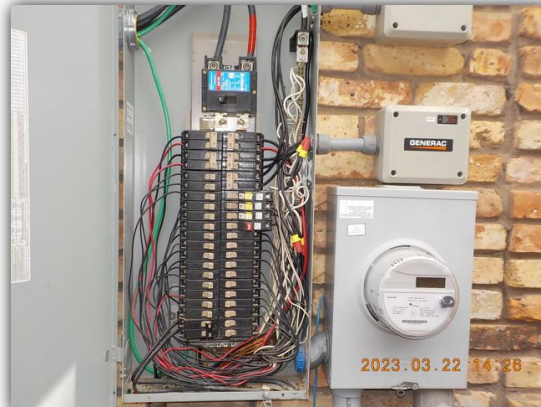
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Manufacture: Cutler Hammer

Service Main Breaker:200 - Amp

Location: Exterior West Wall



Comments: The Following Deficiencies Found

There are two defective circuit breakers that did not trip when tested. For safety reasons they should be replaced.



AC Breaker Oversized

The circuit breaker routed to the two AC compressor is “oversized at 50-amps”. The manufacturer’s maximum of 40 amps is required in order to avoid damage to the AC equipment from excessive electrical flow. Improper matching of the electrical breaker can “render void” any manufacturer’s warranties. Recommend replacing the circuit breakers.

The two 15-amp circuit breakers are not trip tied. These two breakers are routed to one outlet under the kitchen sink that service the dishwasher and disposal.

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“AFCI circuit breaker” (arc fault circuit breaker)

- Texas Real Estate Inspector are required to report as deficient any missing or damage safety devices regardless year built.
- AFCI devices were not observed in the panel box. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlor, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper 3-Wire Ground Aluminum 2-Wire Not Ground

Comments: The Following Deficiencies Found

The electrical outlet is incorrectly wired located in the kitchen back splash. The outlet has an "open ground". Recommend repairs by a licensed electrician.



2 GFCI Outlets

There are more than one GFCI electrical outlet (Ground Fault Circuit Interrupter) installed/located on the:

Bathroom electrical outlets..

There only needs to be one GFCI electrical outlet (Ground Fault Circuit Interrupter) present in order to protect the circuit.

When the outlet trips it is a nuisance to reset the outlets in the correct electrical power order.



bathroom



garage outlet

There is not any electrical power present at the electrical outlet located in the garage.

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C. Other

Comments: The Following Deficiencies Found

Not Present Not Inspected

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Manufacture Unit #1 Carrier

Manufacture Unit #2 Carrier

Type of Systems: Forced Air / Central

Energy Sources: Natural Gas

NI Client Comment:- A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

(This is a specific T.R.E.C. guideline limitation).



Location: Attic

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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B. Cooling Equipment

Upstairs Unit

Manufacture Unit #1: Carrier

Model: 24ACC460A2030011 Serial: 1021E17928

Downstairs Unit

Manufacture Unit #2: Carrier

Model: 24ACC648A300 Serial: 2616E19696

Temperature: In 72 ° Out 60 °f = Delta T: 12 °

Differential Air Temperature Test

Delta T 15° to 22° Degrees Industry Acceptable

Tested with "Field Piece SPK1 Thermometer

Type of Systems: Central - Air Conditioner

Location: Exterior East Wall



Comments: The Following Deficiencies Found

Not Cooling Properly

The air conditioning system downstairs "unit #2" is not cooling properly. The system had a temperature drop of only **12 degrees**. The differential temperature (Delta T) is below the normal operating efficiency that indicates a problem with the cooling system. Further evaluation and repairs by a licensed HVAC technician recommended. The operational delta "T" should be between 16 and 21 degrees.

AC Compressor not operating:

The upstairs AC compressor was not functioning at the time of inspection. The compressor did not activate or run when tested. The blower fan in the attic did function indicating the issue is with the compressor.

Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

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C. Duct Systems, Chases, and Vents

Comments:

Flex Duct Metal Duct

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

D. Other

Comments: The Following Deficiencies Found

Not Present Not Inspected

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

Street Curb

Location of main water supply valve:

Interior Garage

Static water pressure reading: 65 PSI

Type of supply piping material: Copper PEX-Plastic CVPC Galvanized

Comments:

No Issues to Report.

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B. Drains, Wastes, and Vents

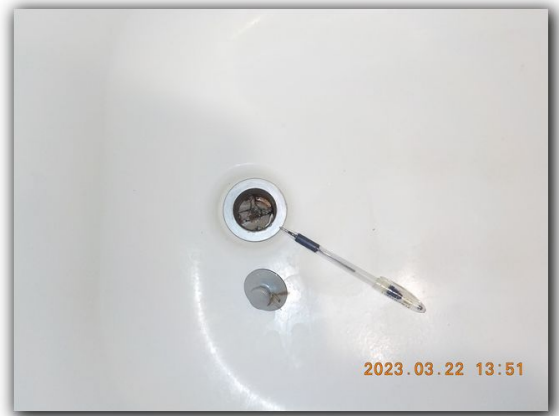
Type Of Drain Pipe Material: Plastic PVC Iron Cast Metal

Sewer Clean Out Location

South Exterior of the House

Comments: The Following Deficiencies Found

The drain stoppers are broken in two of the upstairs bathrooms. The interior threaded insert should be replaced.



Client Comment: When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods. Evaluation by qualified tradesman may lead to the discovery of additional deficiencies which may involve additional repair costs

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C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 40 Gallon: Tankless

Location Attic Garage Closet Laundry Room

Manufacture Unit #1: Navien Model # NPE240S Serial # 7417H163088131



Comments:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

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D. Hydro-Massage Therapy Equipment

Comments:

No Issues to Report. In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.



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E. Gas Distribution Systems and Gas Appliances

Location of gas meter. North Wall South Wall East Wall West Wall
Type of gas distribution piping material: Black Steel Galvanized CSST



Comments: Deficiencies Found

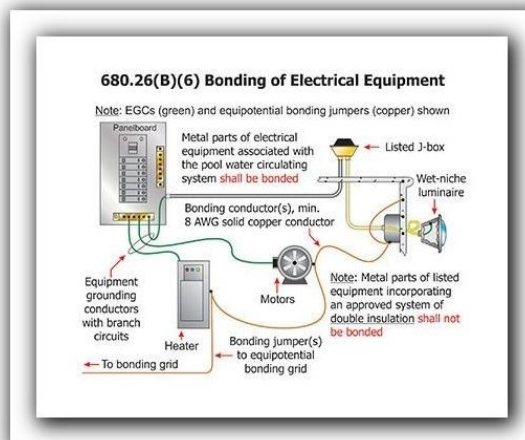
No Bond Wire Gas Pipe

There is not a visible bonding wire attached/present at the exterior gas meter metal gas supply pipe.

There were not any visible bonding wires attached to the gas supply pipes at the furnace or water heater.

Current building practices require a bonding wire in order to control static electricity build up and electrical charging during lightening episodes.

Each above ground portion of a gas piping system that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path. Gas piping shall be considered to be bonded where it is connected to appliances that are connected to the equipment grounding conductor of the circuit supplying that appliance.



Gas Meter Pipe Not Routed through a Sleeve

The gas meter supply pipe is not routed through a protective sleeve where it penetrates the brick/stucco veneer.

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F. Other

Comments:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

Central House Vacuum



V. APPLIANCES

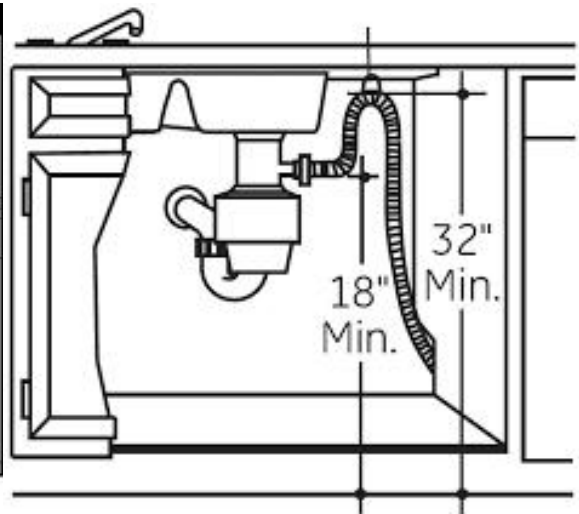
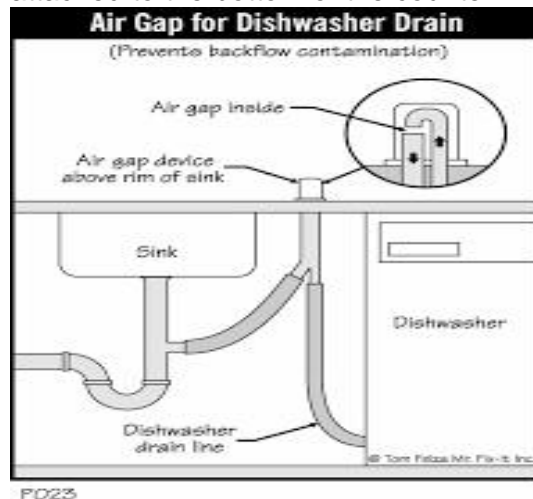
A. Dishwashers

Manufacture:Kitchen Aide

Comments: The Following Deficiencies Found

No Back Flow Prevention

The dishwasher drain line that terminates at the garbage disposal needs back flow prevention. A check valve could be installed or the drain line could be raised and attached to the bottom of the counter.



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NP=Not Present

D=Deficient

I NI NP D



B. Food Waste Disposers

Manufacture: Badger

Comments: The Following Deficiencies Found
Jammed Impellers

The disposal unit had "jammed impellers" indicating debris inside the disposal unit. The disposal did not operate as intended. Repairs of the obstruction recommended.

C. Range Hood and Exhaust Systems

Manufacture: Unknown

Down Draft Type Exterior Venting



Comments:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

D. Ranges, Cooktops, and Ovens

Cook-Top Stove: Manufacture: Unknown

Heat Sources: Gas Electric

Comment:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
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No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

Oven #1: Manufacture:Whirlpool

Heat Sources: Gas Electric

Comment:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

Oven #2: Manufacture:Whirlpool

Heat Sources: Gas Electric

Comment:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

E. Microwave Ovens

Microwave Manufacture: LG

Comments:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical bathroom/laundry exhaust systems

Comments:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

G. Garage Door Operators

Garage Door Opener #1 Manufacture:Liftmaster

Garage Door Opener #2 Manufacture:Liftmaster

Comments:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

H. Dryer Exhaust Systems

Power Source: 4-Prong Electric Gas Older Type 3-Prong

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Comments:

No Issues to Report.

In my opinion, the inspection of this category did not appear to have any detrimental issues, obvious abnormalities or visible indications of any problems to comment on at this time during the inspection.

I. Other

Comments:

Not Present Not Inspected

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: Not Inspected

The water sprinklers system are not part of the “TREC Home Inspection Service”. If the client has any concerns recommended to have the sprinkler system further evaluated by a competent licensed irrigation specialist in order to note possible deficiencies that may exit. The evaluation should consist of operational capacity, functionality of the system, area water coverage, functionality rain/solenoid sensors, control box functions and any maintenance tips or recommended repairs or modifications.

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

Type of Construction: [Pool Construction Types](#)

Comments: Not Inspected

The Swimming Pools, Spas, Hot Tubs and Equipment are not part of the” TREC Home Inspection Service”.

C. Outbuildings

Comments: Not Inspected

The Outbuildings are not part of the “TREC Home Inspection Service”.

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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments: Not Inspected

The Private Water Wells System is not part of the “TREC Home Inspection Service”.

E. Private Sewage Disposal Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments: Not Inspected

The Private Water Wells System is not part of the “TREC Home Inspection Service”.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

F. Other Built-in Appliances

Comments:

No Comments

G. Other

Comments:

No Comments

Inspection Report Summary List

Licesned Professional Recommended

There are windows with leaking perimeter seals located at the dining room window, the window over the front door and the front office window. These windows have moisture stains present inside the glass panels. Replacement is the only option. Recommend all other windows inspected by a competent professional.

There are loose or shifted plastic grid pieces inside the window panes located at the front wall.

The glass sealed fireplace did not function at the time of inspection. The remote control was not present. The pilot light was not lit in order to operate.

There are two defective circuit breakers that did not trip when tested. For safety reasons they should be replaced.

AC Breaker Oversized

The circuit breaker routed to the two AC compressor is "oversized at 50-amps".

The manufacture's maximum of 40 amps is required in order to avoid damage to the AC equipment from excessive electrical flow. Improper matching of the electrical breaker can "render void" any manufacture's warranties. Recommend replacing the circuit breakers.

The electrical outlet is incorrectly wired located in the kitchen back splash. The outlet has an "open ground". Recommend repairs by a licensed electrician.

2 GFCI Outlets

There are more than one GFCI electrical outlet (Ground Fault Circuit Interrupter) installed/located on the: Bathroom electrical outlets..

There only needs to be one GFCI electrical outlet (Ground Fault Circuit Interrupter) present in order to protect the circuit.

When the outlet trips it is a nuisance to reset the outlets in the correct electrical power order.

There is not any electrical power present at the electrical outlet located in the garage.

Not Cooling Properly

The air conditioning system downstairs "unit #2" is not cooling properly. The system had a temperature drop of only 12 degrees. The differential temperature (Delta T) is below the normal operating efficiency that indicates a problem with the cooling system. Further evaluation and repairs by a licensed HVAC technician recommended. The operational delta "T" should be between 16 and 21 degrees.

AC Compressor not operating:

The upstairs AC compressor was not functioning at the time of inspection. The compressor did not activate or run when tested. The blower fan in the attic did function indicating the issue is with the compressor.

Skilled Tradesman / Handy-Man Services

The wooden clothes bars are "not secured" to the support brackets with screws to prevent movement located in all of the interior closets.

The back/entry exit door does not have keyless locks to exit in case of an emergency required by current code.

Pool Area: There are not any functioning self-closing springs present on the exterior entrance gates that function properly located at the sides of the house. For safety, reasons the gates are required to self-close and lock automatically when passing through.

Pool Area: There is not any operable door alarms/access alarms present to the pool area. Doors and screens with direct access to the pool area are required to have alarm systems that are audible throughout the whole house for a minimum of 30 seconds.

The two 15-amp circuit breakers are not trip tied. These two breakers are routed to one outlet under the kitchen sink that service the dishwasher and disposal.

The drain stoppers are broken in two of the upstairs bathrooms. The interior threaded insert should be replaced.

No Bond Wire Gas Pipe

There is not a visible bonding wire attached/present at the exterior gas meter metal gas supply pipe.

There were not any visible bonding wires attached to the gas supply pipes at the furnace or water heater.

Gas Meter Pipe Not Routed through a Sleeve

The gas meter supply pipe is not routed through a protective sleeve where it penetrates the brick/stucco veneer.

No Back Flow Prevention

The dishwasher drain line that terminates at the garbage disposal needs back flow prevention. A check valve could be installed or the drain line could be raised and attached to the bottom of the counter.

Jammed Impellers

The disposal unit had "jammed impellers" indicating debris inside the disposal unit. The disposal did not operate as intended. Repairs of the obstruction recommended.

Periodically Inspect / Preventative Maintenance

Safety Hazards Safety Awareness