



HARPER INSPECTION SERVICES

4096515777

harperinspectionsservices@gmail.com



TREC REI 7-6

117 Private Rd 5217
Buna, TX 77612



Inspector

Sean Harper

Trec Certified Home Inspector

4096515777

harperinspectionsservices@gmail.com



PROPERTY INSPECTION REPORT FORM

Don Novotney <i>Name of Client</i>	03/20/2023 8:00 am <i>Date of Inspection</i>
117 Private Rd 5217, Buna, TX 77612 <i>Address of Inspected Property</i>	
Sean Harper <i>Name of Inspector</i>	Trec Certified Home Inspector <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector

Occupancy: Vacant

Style: Single-Level

Temperature (approximate): 35 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear, Recent Rain

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Chain Wall

Comments:

Chain wall foundation - OK:

Description of support: Chain wall

Viewed From: Crawl Space

Crawl Space Accessibility: Partial

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators (if any) showed little affects of adverse performance and I perceived the foundation to contain no significant un-levelness after walking the 1st level floors.

Limited access - crawlspace :

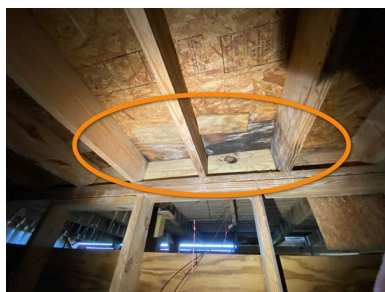
The inspector was unable to view the entirety of the crawlspace at the time the inspection. This could limit the inspectors ability to properly evaluate the associated components.

1: Sub Floor Deter / Dam

➡Recommendation

The sub-floor material has some deterioration under the location(s) pictured.

Recommendation: Contact a qualified professional.



Beneath right side exterior door



beneath laundry room



Beneath master shower

2: Poor Ventilation

➡Recommendation

The crawl space does not appear to be adequately ventilated based off the bacterial growth and dampness. Proper ventilation will help to control humidity and reduce the potential for rot.

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I	NI	NP	D
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Recommendation: Contact a qualified professional.



3: Beam Deter/Dam

🔴 Recommendation

Beam deterioration and/or damage was observed from the crawl space under the locations pictured due to a previous termite infestation.

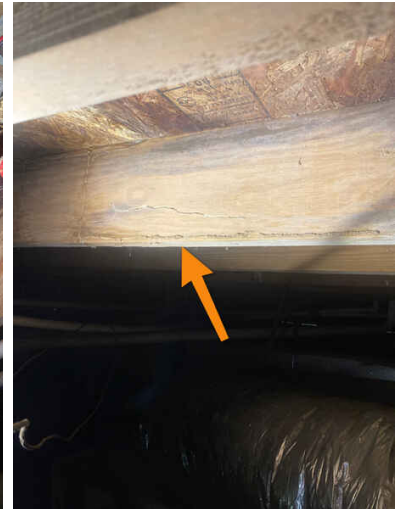
Recommendation: Contact a qualified professional.



beneath laundry room



beneath laundry room



beneath laundry room

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beneath laundry room

4: Structural member not properly supported

🔴 Recommendation

The structural member pictured appears to not properly supported.

Recommendation: Contact a qualified professional.



beneath laundry room

5: Erosion beneath chain wall

🔴 Recommendation

There appears to be erosion at the base of the chain wall supports, not limited to pictured areas only. The inspector recommends have a qualified foundation contractor remedy as needed.

Recommendation: Contact a qualified professional.

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B. Grading and Drainage

Performing Ok:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Comments:

Grading Performance General Limitation:

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.

C. Roof Covering Materials

Type Of Roof: Combination

Roof Covering Material: Metal Roofing

Viewed From: Walked the Roof

Comments:

Prior Repairs Observed:

Note: Prior repairs to the roofing material and/or flashing were observed in one or more locations. The inspector recommends asking the sellers for information as to why the repairs were made and if they can provide info on who did the repairs, warranty on the work, etc. Any info regarding the situation is helpful. Also recommend monitoring these areas and the ceilings inside below these areas for any future issues.



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I	NI	NP	D
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General Roof Limitation:

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection.

Prior repair:

Prior repairs to the roofing material and/or flashing were observed in one or more locations. This could limit the inspectors ability to properly view components.

1: Exposed Fastener at Shingles

🔴 Recommendation

Exposed fasteners were observed at the shingles in one or more locations. This is a moisture/water intrusion area, recommend sealing.

Recommendation: Contact a qualified professional.



2: Head wall flashing improper install

I=Inspected

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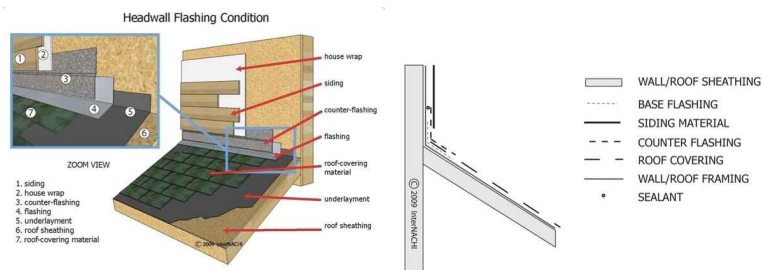
D=Deficient

I NI NP D

Recommendation

The head wall flashing is improperly installed. This could allow water/moisture intrusion at this location.

Recommendation: Contact a qualified professional.



Back of home

3: Ridge cap improper install

Recommendation

The ridge cap flashing in the pictured locations appears to be improperly installed.

Recommendation: Contact a qualified professional.



4: Improper Install - Crown

Recommendation

The roof crown material in the pictured locations appears to be improperly installed.

Recommendation: Contact a qualified professional.

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D. Roof Structures and Attics

Viewed From: Ground, No attic

Type Of Insulation: Could not verify

Approximate Depth Of Insulation : Could not verify

Comments:

No attic present:

There is no attic present on the home, the remainder of the roof structure was visually inspected for deficiencies.

1: Fascia Deter./Damage

🔴 Recommendation

The fascia board material has some deterioration and/or damage on the locations of the roof structure pictured.

Recommendation: Contact a qualified professional.



Left side of home

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I	NI	NP	D
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2: Soffit Sag / Pull Loose

Recommendation

The soffit material is sagging and/or pulling loose in multiple locations of the roof structure. Not limited to pictured area, only for reference.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

Joint cracks:

Interior sheetrock joint cracks were observed in numerous locations in the home. This is more so a cosmetic related item and does not indicate a foundation or structural issue.

1: Water Stains & Damaged Walls

Recommendation

Water stains and water damage was observed on the wall finishes in the locations pictured. The cause and remedy should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified professional.

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NP=Not Present

D=Deficient

I NI NP D



Hall bath

2: Unknown Dark Substance

👉Recommendation

There was an unknown dark substance observed. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional.

Recommendation: Contact a qualified professional.



Kitchen

3: Area Wall(s)/Window(s) Need Sealed

👉Recommendation

Caulking improvements are recommended for the area between the exterior wall and all the window frames. These are moisture intrusion points. Not limited to pictured areas.

4: Seal / Caulk Wall - Utility Openings

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I NI NP D

🔴 Recommendation

The areas between the exterior cladding/veneer and any of the wall penetrations/openings should be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles, dryer vent termination etc.

5: Seal / Caulk Wall - Siding Joints

🔴 Recommendation

All joints between siding should be properly sealed, there is a possibility for water intrusion at these joints. Multiple locations around the home.

6: Veneer / Cladding Deter/Damage

🔴 Recommendation

The exterior veneer/cladding has some deterioration and/or damage on the locations of the structure pictured.



Front of home



back of home



Left side of home

7: Trees/Shrubs

🔴 Recommendation

Trees and/or excessive vegetation growth is overhanging and/or touching the structure.

Recommendation: Contact a qualified professional.

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I NI NP D



Front of home

8: Trim pieces missing

🔴 Recommendation

One or more trim pieces are missing on the home in the pictured locations. This could allow water intrusion at this point.

Recommendation: Contact a qualified professional.



Front of home



Right side of home



Back of home

I=Inspected

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D=Deficient

I NI NP D



Back of home



Left side of home

F. Ceilings and Floors

Comments:

Prior Repairs:

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure. Recommend asking seller for any info regarding repair.

Joint cracks:

Interior sheetrock joint cracks were observed in numerous locations in the home. This is more of a cosmetic related item and does not indicate a foundation or structural issue.

1: Moisture Stain Ceiling

🔴 **Recommendation**

Moisture stains were observed on the ceiling finish in the room locations pictured. The cause and remedy should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified professional.

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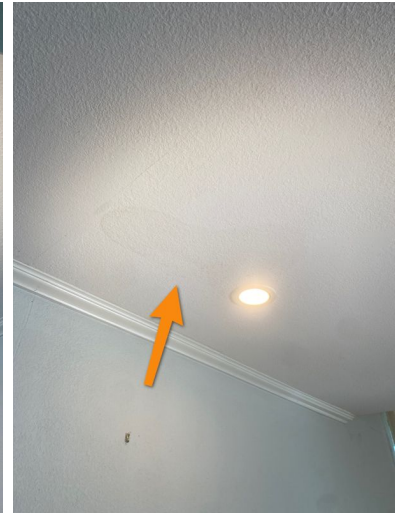
I NI NP D



Bedroom



Living Room



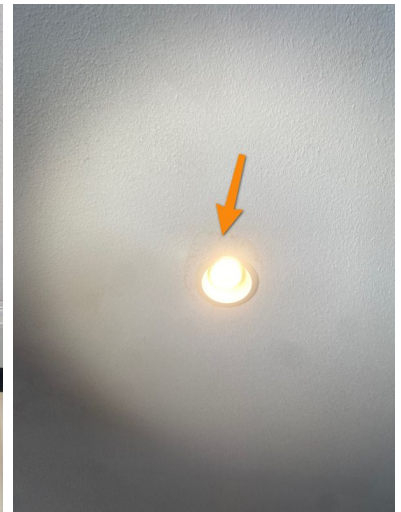
Living Room



Living Room



Living Room



Living Room



Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Unknown Substance

🔴 Recommendation

There was an unknown substance observed. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional and a remedy.

Recommendation: Contact a qualified professional.



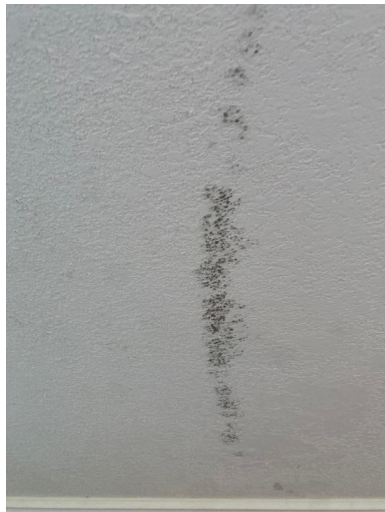
Master bedroom



Master bedroom



Master bedroom



Master bedroom

3: Tile Cracked / Damaged

🔴 Recommendation

The floor tile(s) were observed to be cracked and/or damaged in locations pictured.

I=Inspected

NI=Not Inspected

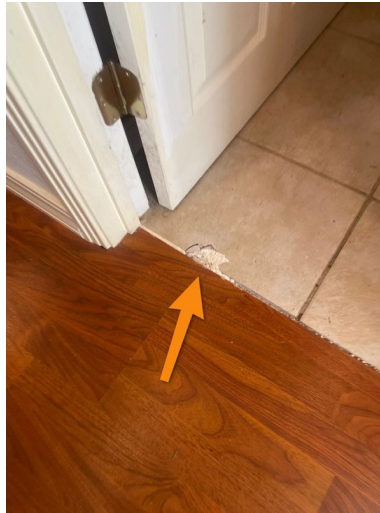
NP=Not Present

D=Deficient

I NI NP D



Utility room



Utility room



Master closet



Master closet



Master bath



Laundry room



Laundry room

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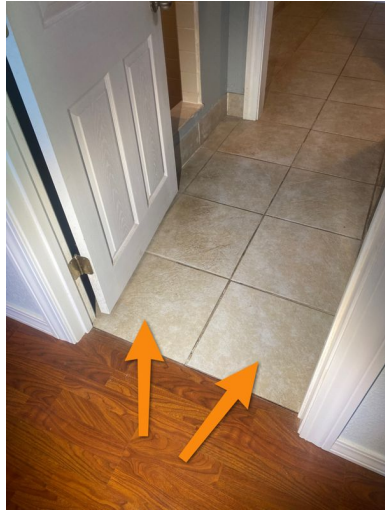
I NI NP D

4: Loose Floor Tiles

🔴Recommendation

Loose floor tiles were observed in the locations pictured.

Recommendation: Contact a qualified professional.



Master bath

G. Doors (Interior and Exterior)

Comments:

1: Door Sticking

🔴Recommendation

Multiple doors are sticking but still functioning throughout the home.

Recommendation: Contact a qualified professional.

2: Hardware Missing

🔴Recommendation

The door hardware is missing to the door locations pictured.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Laundry room

3: Closet Door Off Track

🟡 Recommendation

The closet door is off track in the door locations pictured.



Bedroom

4: Threshold Damaged/Deteriorated

🟡 Recommendation

The exterior door(s) threshold has some deterioration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Left side of home

5: Door rubs floor

🟡 Recommendation

Doors rub the floor and are hard to open/close in multiple areas of the home.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **H. Windows**

Comments:

1: Cracked / Broken Window Glass

🟡 Recommendation

Cracked and/or broken window glass was observed in the locations pictured.

Recommendation: Contact a qualified professional.



Master bedroom



Living Room



Living Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Living Room

2: Lock Not Latching Proper Window

🟡 Recommendation

The window lock(s) do not appear to be latching properly in the location(s) pictured.

Recommendation: Contact a qualified professional.



Master bedroom

3: Guide Damaged Window

🟡 Recommendation

The window sash guide is damaged in the locations pictured.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I NI NP D



Kitchen

4: Not labeled Tempered

🔴Recommendation

The windows pictured are not listed and labeled as tempered glass. All windows must be tempered if it meets all the following criteria: the exposed area of an individual pane is greater than 9 sqft, if the bottom edge of the window is less than 18" above the floor, if the top edge of the window is greater than 36" above the floor, and there is a walking surface within 36" of the window.

Recommendation: Contact a qualified professional.



Living Room

5: Window frame damaged

🔴Recommendation

The window frame in the pictured location is damaged.

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Master bedroom

I. Stairways (Interior and Exterior)

Comments:

1: Improper Riser Height

👉 Recommendation

One or more of the stairway risers do not appear to meet current building standards. The stairway risers should not extend more than 7 3/4-inches and there should not be a difference more than 3/8- inch between any of the risers. This condition can cause a tripping hazard while traversing the stairway components.

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Comments:

No access beneath:

The inspector was unable to enter into the area beneath the deck. This could limit the inspectors ability to properly evaluate the associated components.

1: Deck Material Deterioration / Damaged

🚫Recommendation

The decking material has some deterioration and/or damage in multiple locations.

Recommendation: Contact a qualified professional.

2: No Handrail In Place

🚫Recommendation

There is no handrail in place for the steps with four or more risers. For improved safety, it is recommended that a handrail be installed.

Recommendation: Contact a qualified professional.



Front of home



Front of home

3: Guard Opening More 4"

🚫Recommendation

The balusters, spindles, and/or open stop spacing is installed to far apart under current building standards. No more than a 4" gap allowed when floor elevation is more than 30" above the ground. You may consider corrective measures for improved safety.

Recommendation: Contact a qualified professional.



4: Step Treads an/or deck boards loose

🚫Recommendation

The step treads and/or deck boards are loose in multiple locations.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.

5: Ledger board pulling loose

🔴 Recommendation

The ledger board pictured is pulling loose from home. It is recommend to reset as needed with proper fasters.

Recommendation: Contact a qualified professional.



Left side of home

☒ ☐ ☐ ☒ L. Other

Comments:

1: Countertop improperly supported

🔴 Recommendation

The countertop material in the pictured locations is improperly supported.

Recommendation: Contact a qualified professional.



Master bedroom



Master bedroom

I=Inspected

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D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box #: 1 -

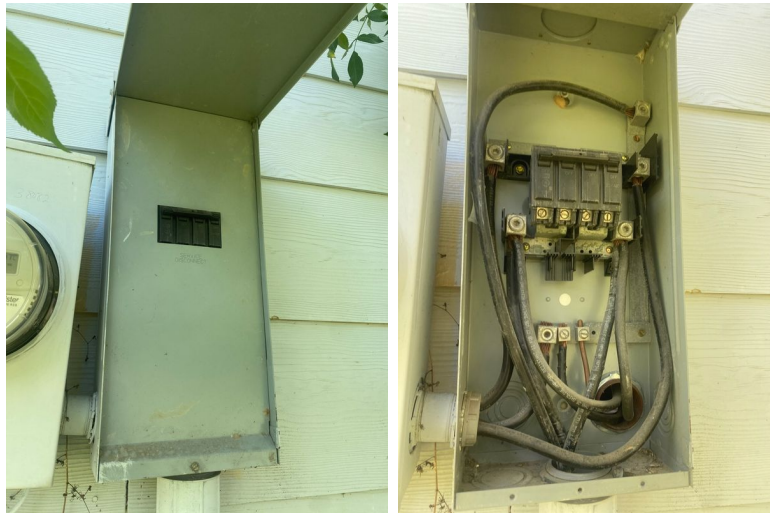
Panel Box-

Rating and/or Disconnect Rating:200 amp

Location:Garage

Manufacturer:GE

Branch Circuit Wire Type:Copper



Sub-Panel #: 1 -

Sub-Panel-

Box Rating and/or Main disconnect Rating:No main, 100 amp

Location:Utility Room, Garage

Manufacturer:Square D

I=Inspected

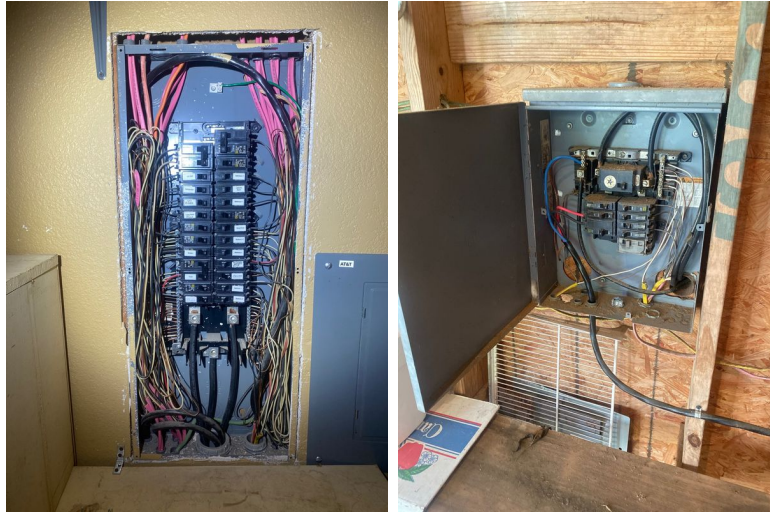
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I	NI	NP	D
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Branch Circuit Wire Type:Copper



Comments:

1: Breaker Use Not Labeled

🟡Recommendation

The breakers (overcurrent devices) in the electrical panel are not properly labeled.

2: Main Double Tapped

🟡Recommendation

One or more of the main service connections in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The connectors in place are not listed or labeled for this type of installation and should be corrected as necessary.

Recommendation: Contact a qualified professional.

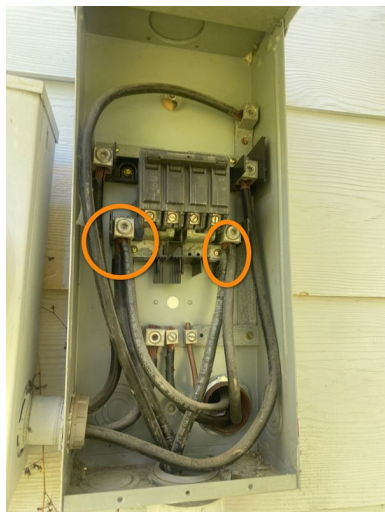
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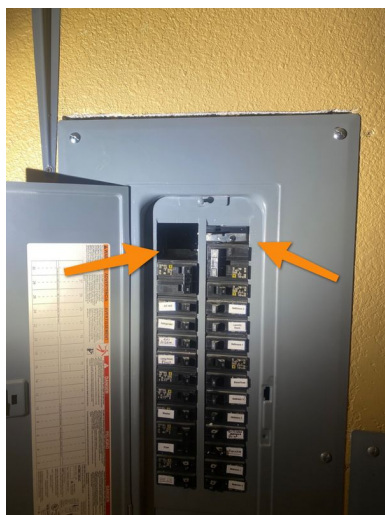
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3: Blank Spaces Need Fillers

🔴 Recommendation

All openings (missing knockouts) in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.



4: Poor Clearance @ Cabinet

🔴 Recommendation

The panel box does not have proper clearance in front of the cabinet. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.

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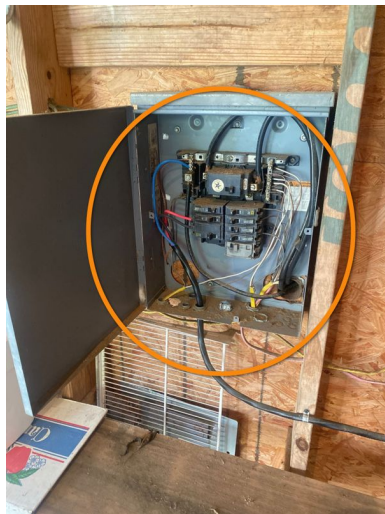


5: Cover Dead/Front Missing

🔴 Recommendation

The electrical cabinet cover plate (dead front) is missing. This should be corrected for reasons of safety.

Recommendation: Contact a qualified professional.



6: Breaker Wrong Size Wire

🔴 Recommendation

The wire in place for the breakers pictured appears to be undersized, the breaker is not listed or labeled for this type of installation. Recommend a qualified electrical contractor correct as necessary. *60 amp breaker calls for 6 gauge wire

Recommendation: Contact a qualified professional.

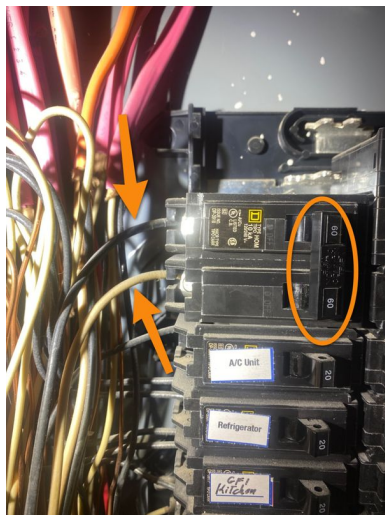
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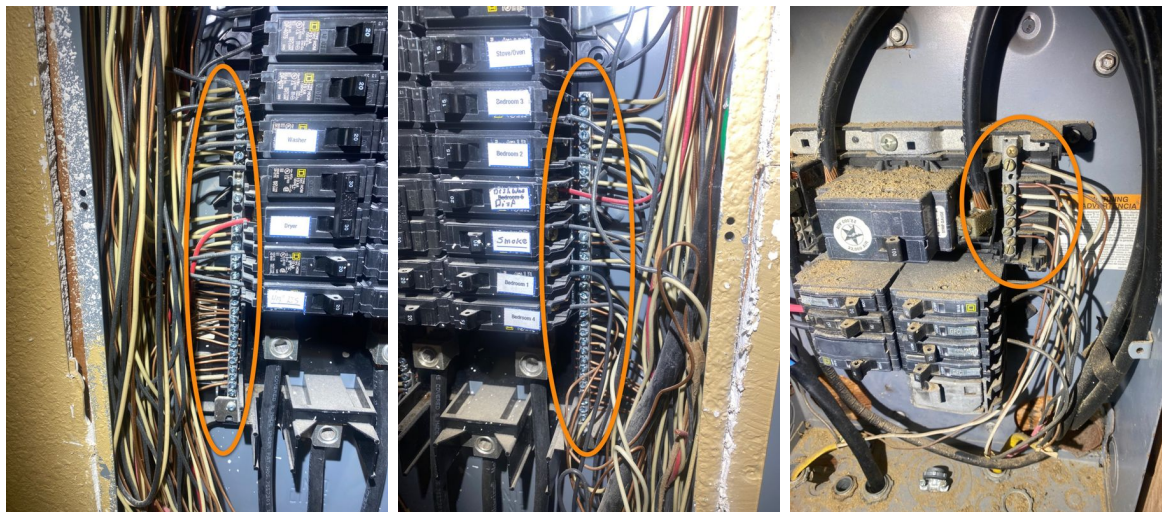


7: Grounds and Neutrals Not Separated

Recommendation

The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.

Recommendation: Contact a qualified professional.



8: No 4-wire Feed

Recommendation

The sub-panel does not appear to have a four-wire service feed. Although the sub-panel is functional, it does not meet current National Electrical Code standards. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a qualified professional.

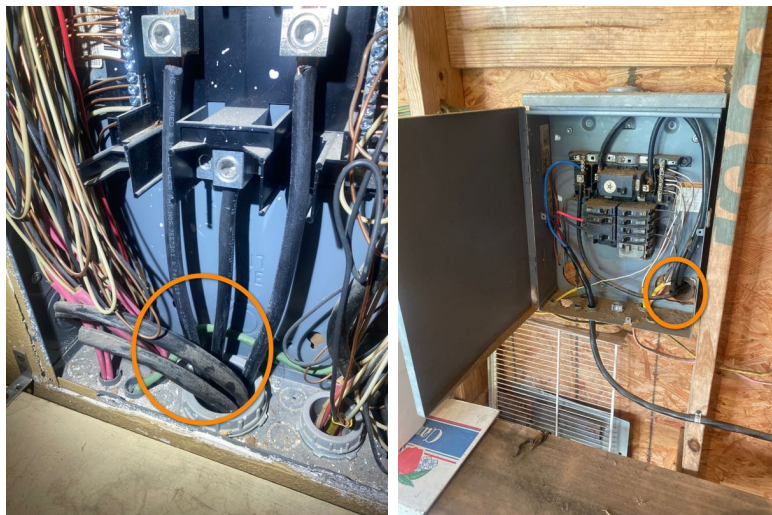
I=Inspected

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I NI NP D



9: No AFCI Devices In Place

🔴Recommendation

None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device. This condition may not have violated building codes or common practices at the time of the construction of the home but per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a qualified professional.

10: No Visible Ground Rod

🔴Recommendation

I was unable to locate a grounding rod (Grounding Electrode) or supplement grounding source for the electrical system. This does not mean it is not present, it simply means it could possibly be buried.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

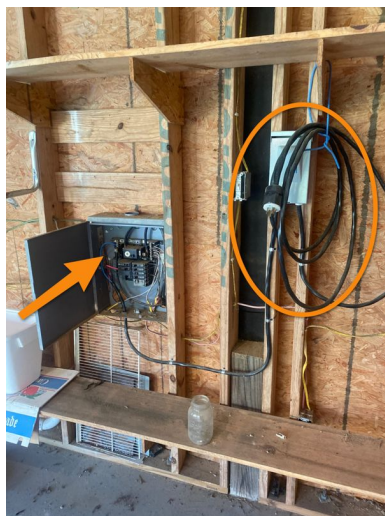


11: Generator needs lockout

🔴 Recommendation

For a back fed generator plug a lock out device is required for the main breaker or a transfer switch so you cannot potentially back feed the main line if you forget to shut the main disconnect off.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Outlet No Inspect Storage / Furniture:

Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.

1: Cover Plates Missing

🔴 Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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One receptacle is missing a cover plate. This causes short and shock risk.

Recommendation: Contact a qualified professional.



Living Room

2: Light Inoperable

🟡Recommendation

One or more lights are not operating. New light bulb possibly needed, switch could not be located or actually not functioning correctly.

Recommendation: Contact a qualified professional.



Master bedroom



Living Room/Kitchen



Living Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Front of home

3: Open Junction Box

🟡 Recommendation

An open junction box was observed. The covers should be in place for safety.

Recommendation: Contact a qualified professional.



Crawlspace

4: Spliced Wires Crawl Space

🟡 Recommendation

Spliced electrical wires were observed in the crawl space area. Spliced wires in the crawl space should be properly enclosed in junction box(es) and secured to the floor joist or beam.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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5: Open End Wires

🔴 Recommendation

Open end wires were observed in the pictured area(s). Open end wires should be enclosed in a junction box for safety reasons.

Recommendation: Contact a qualified professional.



Back of home

6: Spliced Wires

🔴 Recommendation

Spliced wires were observed in the pictured area(s). The spliced wires need to be properly enclosed in an electrical junction box for reasons of safety.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen



Kitchen

7: Exposed Wires Needs Conduit

🟡Recommendation

All exposed distribution wiring should be properly enclosed in conduit.

Recommendation: Contact a qualified professional.



Kitchen

8: Crawl Space Wires on Ground

🟡Recommendation

Electrical wires were observed to be lying on the ground in the crawl space area. The wires laying on the ground in the crawl space should be raised and properly secured to a floor joist or beam.

Recommendation: Contact a qualified professional.

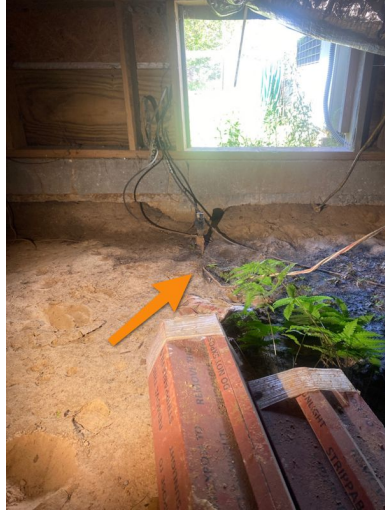
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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9: No GFCI Kitchen

🔴 Recommendation

The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles and any receptacle within 6-feet of the sink should have GFCI protection.

Recommendation: Contact a qualified professional.



10: No GFCI Bathroom

🔴 Recommendation

The bathroom receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the bathroom receptacles should have GFCI protection.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

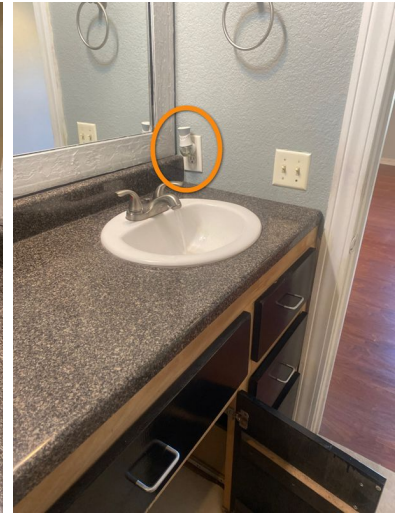
I NI NP D



Hall bath



Master bath



Master bath

11: No GFCI Laundry Room

🔴Recommendation

The laundry room area receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room area should have GFCI protection including dryer plug @ the main panel via a GFCI breaker.

Recommendation: Contact a qualified professional.



12: No GFCI Exterior

🔴Recommendation

The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

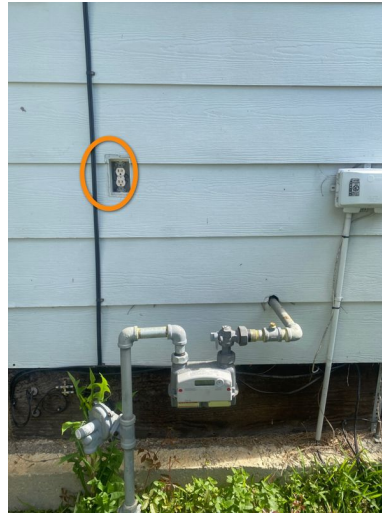
NP=Not Present

D=Deficient

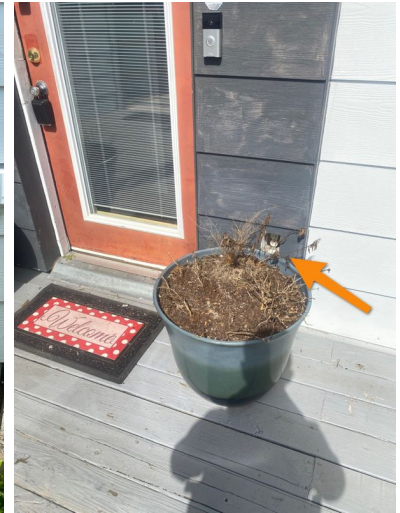
I NI NP D



Front of home



Back of home



Left side of home

13: Missing Weather Cover Receptacle

🔴 Recommendation

All the pictured exterior receptacles should have weather tight covers. The current set up would allow water to enter the receptacle.

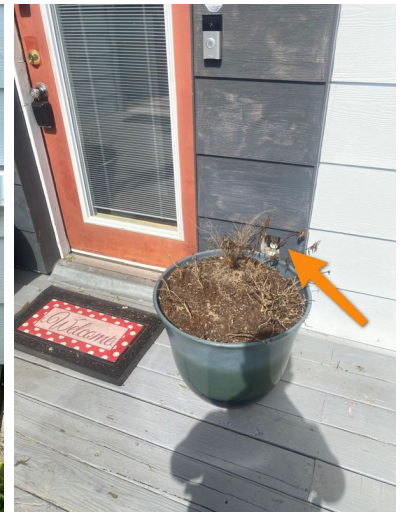
Recommendation: Contact a qualified professional.



Front of home



Back of home



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Left side of home

14: Romex-non permanent application

🔴 Recommendation

The NM-cable pictured is only rated for use in a permanently installed branch circuit, not with a plug in application as pictured. NM-cable is not rated for this style of installation.

Recommendation: Contact a qualified professional.



@ furnace

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C. Other

Comments:

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 Systems: Gas-Fired Heat, Gas space heater



Energy Sources: Natural Gas

Comments:

1: Inoperative Heating System

🔴 Recommendation

The heating equipment appears to be inoperative at the time of the inspection.

Recommendation: Contact a qualified professional.

2: Flex Line Enters Cabinet

🔴 Recommendation

The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: No Sediment Trap In Place

🔴 Recommendation

The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition may not have violated building codes or common practices at the time of the construction of the home but per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a qualified professional.



4: Flue improper termination

🔴 Recommendation

The furnace flue pipe is required to vent to the exterior of the home. The current configuration will emit Carbon Monoxide into the closet area, which is a known safety hazard.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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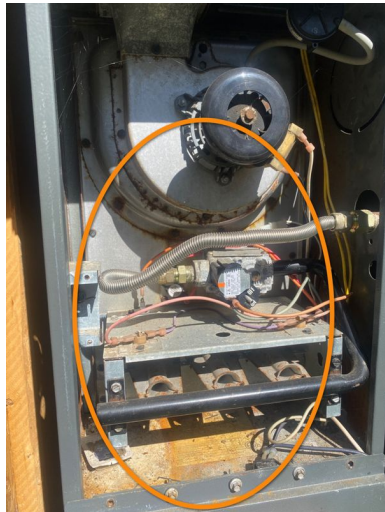


5: Rust On Unit

🔴 Recommendation

There is visible rust on the heater and/or associated components.

Recommendation: Contact a qualified professional.



6: Gas wall heater unvented

🔴 Recommendation

The gas wall heater pictured is not properly vented to the exterior of the house. This condition will cause fumes to build up in the home. These wall heaters also use combustion air from inside the home which is no longer an accepted practice.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Living Room

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-

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

Note: there are multiple thermostats present in the home. This is not typical construction.



Older / Aged Equipment:

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

R-22 Equipment In Place:

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and

I=Inspected

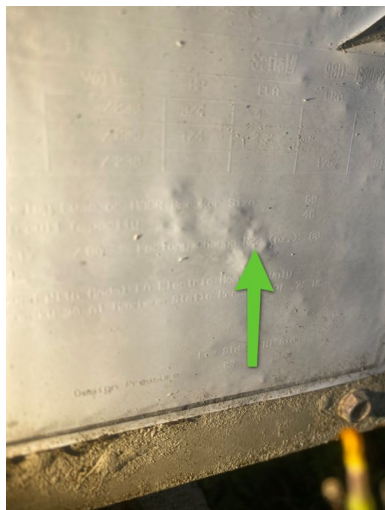
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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component coverage.



Cooling System Equipment: 5 ton -
Brand Name- Energy Knight

System Size:5 ton

Today's Temperature Differential: Unable to check

Normal operating conditions warrant a temp drop of 14-22 degrees.



original settings



original settings



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Too Cold to Operate:

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.

At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

1: Fin Damage @ Outside Unit

🔴Recommendation

The fins of the outdoor portion of the air conditioning system were observed to be damaged.

Recommendation: Contact a qualified professional.



C. Duct Systems, Chases, and Vents

Comments:

All areas of crawlspace not accessible:

Not all areas of the crawlspace were accessible at the time of the inspection. This limits the inspectors ability to properly inspect associated ducting components.

1: Sags In Flex Duct

🔴Recommendation

The duct work in the attic area appears to have excessive sags between the supports. This condition can cause pressure loss and affect the airflow through the duct system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.



Crawlspace

2: Return air register missing

🔴 Recommendation

The return air register is missing in the pictured locations.

Recommendation: Contact a qualified professional.



3: Duct Contact Ground Crawl Space

🔴 Recommendation

The ductwork in the crawl space area was observed to be in contact with the ground in one or more locations. The ductwork in the crawl space area should not come in contact with the ground at any point.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: No air supply

🔴 Recommendation

This supply register pictured was not supplying air properly at the time of the inspection due to the duct being disconnected in the crawlspace.

Recommendation: Contact a qualified professional.



Living Room

5: Supply register missing

🔴 Recommendation

A supply air register is missing in the pictured location(s). Note: No supply registers being present in bathrooms, closets and laundry rooms is typical in older construction methods.

Recommendation: Contact a qualified professional.

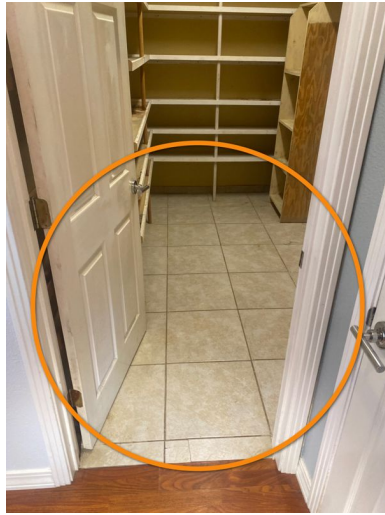
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Laundry room



Master bath

-

D. Other

Comments:

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: Unable to locate

Location of Main Water Supply Valve : Unable to locate

Static Water Pressure Reading: 50 psi -
psi

Type of Supply Piping Material: Pvc

Comments:

Water heater not functioning :

The water heater was not functioning at the time of the inspection. This could limit the inspectors ability to properly inspect the related components.

1: Grout Needs Improved -Bathtub

➔Recommendation

Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired as necessary. Flexible silicone grout may work best in these areas.

Recommendation: Contact a qualified professional.



Hall bath



Hall bath

2: Exposed Water Lines Crawl Space

➔Recommendation

All exposed water supply lines in the crawl space area should be insulated to help protect them from possible freeze damage.

Recommendation: Contact a qualified professional.

3: Grout Needs Improved -Shower

➔Recommendation

Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired as necessary. Flexible silicone grout may work best in these areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Master bath



Master bath



Master bath

4: Faucet Leaks @ Handle

🔴 Recommendation

The faucet leaks at the handle in the pictured area(s).

Recommendation: Contact a qualified professional.



Master bath



Master bath

5: Faucet Assembly is Loose

🔴 Recommendation

The faucet assembly is loose in the location(s) pictured.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Hall bath



Master bath

6: Shutoff Valve Handles Missing

🔴 Recommendation

The water supply shutoff valve handle(s) for this fixture is missing.

Recommendation: Contact a qualified professional.



Hall bath Commode

7: Stopper Not Working Properly

🔴 Recommendation

The stopper does not appear to be functioning properly in the pictured locations.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Master bath

8: Spout Leaks @ Neck Connection

🚫 Recommendation

The spout pictured is leaking at the neck connection.

Recommendation: Contact a qualified professional.



Master bath

9: Commode is loose

🚫 Recommendation

The commode is loose at the mount in the locations pictured.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Hall bath



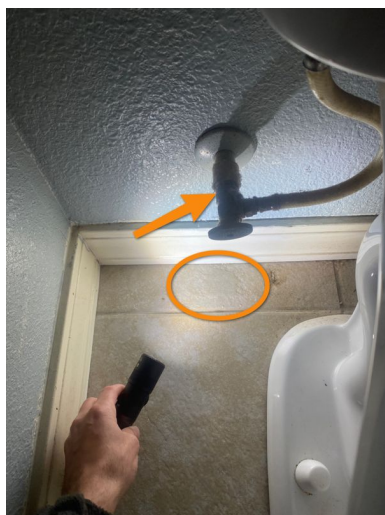
Master bath

10: Commode supply leak

👉 Recommendation

There was a leak present at the supply line connection for the commode.

Recommendation: Contact a qualified professional.



Master bath

☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

1: Drain Leak into Crawl Space -Tub

👉 Recommendation

The bathtub drain is leaking water into crawl space area. The cause and remedy should be further evaluated and corrected as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



Hall bath

2: Drain Leaks Crawl Space -Shower

🔴Recommendation

The shower drain is leaking water into the crawl space. The cause and remedy should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified professional.



Beneath master shower

3: Pipe Needs Support

🔴Recommendation

The pipes should be better supported in the locations pictured.

Recommendation: Contact a qualified professional.

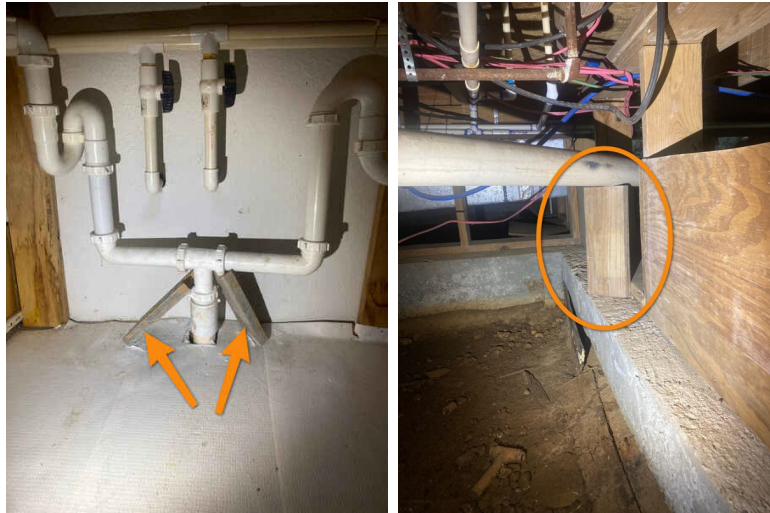
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Master bath

4: Drain Leaks into Cabinet

🔴 Recommendation

The drain leaks water into the cabinet area in the locations pictured.



Hall bath

5: Cabinet Area Under Sink is Damaged

🔴 Recommendation

The cabinet area under the sink(s) pictured are damaged from previous water leaks.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

6: Dark Substance Observed In Cabinet

🔴Recommendation

There was an unknown dark substance observed in cabinetry under the sink. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a qualified professional.

Recommendation: Contact a qualified professional.



Kitchen

7: S Trap

🔴Recommendation

There is a S-trap (drain trap) in place. This type of drain trap does not meet current plumbing standards and should be a p trap.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



hall bath



Master bath



Master bath



Kitchen

8: No P Trap

🔴 Recommendation

There is no P-Trap installed in the pictured location(s), this deficiency can lead to sewer gas entering in to the property.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 gallon -
Gallons

Comments:

Did not operate tp&r valve for safety reasons. :
The inspector did not operate tp&r valve for safety reasons.

Water heater not functioning:

The water heater was not functioning at the time of the inspection. This could limit the inspectors ability to properly inspect the associated components.

1: Inoperative Water Heater

🔴Recommendation

The water heater is inoperative at the time of the inspection due to the flue pipe being vented directly into the home. The red "do not use" notice is from the gas company. The buyer should have the water heater checked by a qualified professional.

Recommendation: Contact a qualified professional.

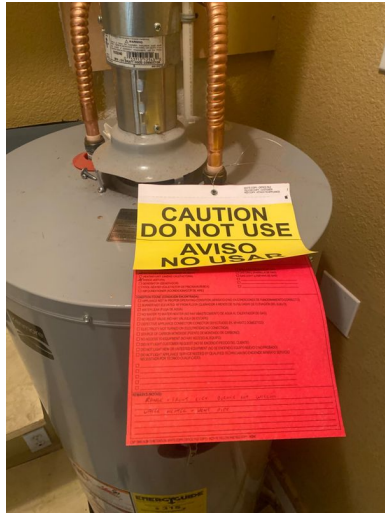
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: No Sediment Trap In Place

🚫 Recommendation

The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition may not have violated building codes or common practices at the time of the construction of the home but per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a qualified professional.



3: No Pan in Place -Water Heater

🚫 Recommendation

There is no pan installed under the water heater.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Tp&r valve not plumbed properly

Recommendation

Tp&r valve is not plumbed properly. It can terminate to the pan if the pan is plumbed to exterior of the home, it can terminate to exterior of the home, or it can terminate to the floor of a garage if the garage floor is sloped to drain. This termination must be within 1” of the surface it’s terminating onto.



5: Combustion air not from exterior

Recommendation

A gas water heater is required to have combustion air that comes from the exterior of the home and/or the attic area of the home. Combustion air cannot come from the interior of the home. Also all doors entering into the water heater room/closet are required to have weather stripping to prevent air being drawn out of the home.

Recommendation: Contact a qualified professional.

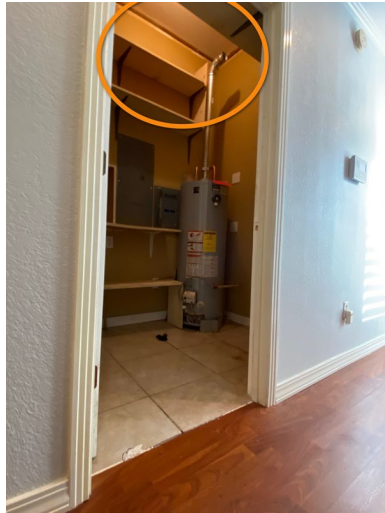
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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6: Missing flue pipe

🔴 Recommendation

The gas water heater flue pipe is missing. All flues should be vented to the exterior of the home. The current set up emits fumes into the water heater closet/area and is a safety hazard.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Exterior

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

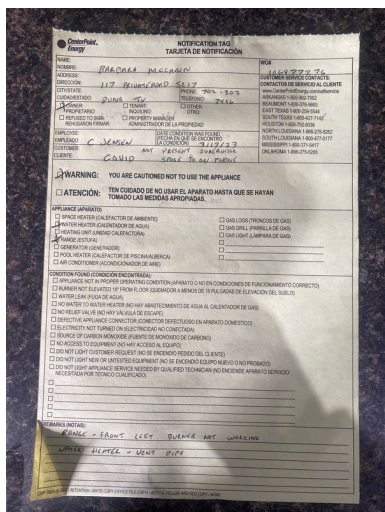
I NI NP D



Type of Gas Distribution Piping Material: Steel

Comments:

Note: this was left on the counter in the home.



1: Cap unused gas lines

🟡 Recommendation

All unused gas valve ends should be capped off for safety purposes.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



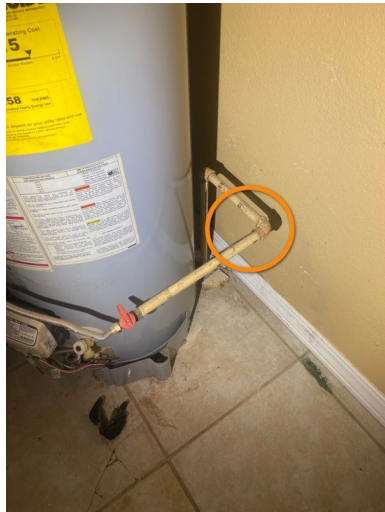
@furnace

2: Piping connection loose

🔴 Recommendation

The gas supply piping connection is loose in the pictured area(s).

Recommendation: Contact a qualified professional.



@ water heater

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Performing OK:

This component appears to be performing adequately at the time of this inspection.

Comments:

B. Food Waste Disposers

Comments:

1: Spliced Wires @ Disposal

🔴 Recommendation

The spliced wires at the disposal should be properly enclosed.

Recommendation: Contact a qualified professional.



2: Wire Needs Conduit -Disposal

🔴 Recommendation

The electrical wiring to the disposal is exposed and should be enclosed in conduit.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Performing OK:

This component appears to be performing adequately at the time of this inspection.

D. Ranges, Cooktops, and Ovens

Comments:



1: Ignition Device Not Functioning Properly-Oven

🔴 **Recommendation**

The oven ignition device does not appear to be functioning properly at the time of the inspection. The oven burner would not light by the pilot and should be further evaluated.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Performing OK:

This component appears to be performing adequately at the time of this inspection.

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Inoperative Exhaust Fan

🔴 **Recommendation**

The mechanical exhaust vent fan is inoperative in the locations pictured.

Recommendation: Contact a qualified professional.



Master bath

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

1: Crawl Space Termination -Dryer

🔴 **Recommendation**

The dryer duct was observed to terminate into the crawl space area. Under current installation standards, the dryer should vent to the exterior of the structure and not into the crawl space.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

C. Outbuildings

Comments:

Note: I was unable to determine what the blue tarp is for.



1: Exposed splice in wiring

🔴Recommendation

Spliced wires were observed in the pictured area(s). The spliced wires need to be properly enclosed in an electrical junction box for reasons of safety.

Recommendation: Contact a qualified professional.



2: Cover plate missing

🔴Recommendation

Cover plates are missing on majority of all the receptacles and switches.

Recommendation: Contact a qualified professional.

3: No GFCI Interior

🔴Recommendation

The interior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the interior receptacles in a garage should have GFCI protection.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Loose receptacle

🔴 Recommendation

One of the receptacles were observed to be loose at the wall mount in the locations pictured.

Recommendation: Contact a qualified professional.



5: Open junction box

🔴 Recommendation

An open junction box was observed in the pictured locations. A junction box cover should be installed for reasons of safety.

Recommendation: Contact a qualified professional.



6: No Gfci Exterior

🔴 Recommendation

The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.

7: Missing Weather Cover Receptacle

🚫 Recommendation

All exterior receptacles should have weather tight covers. The current set up would allow water to enter receptacle if cords were plugged in during a rain.

Recommendation: Contact a qualified professional.

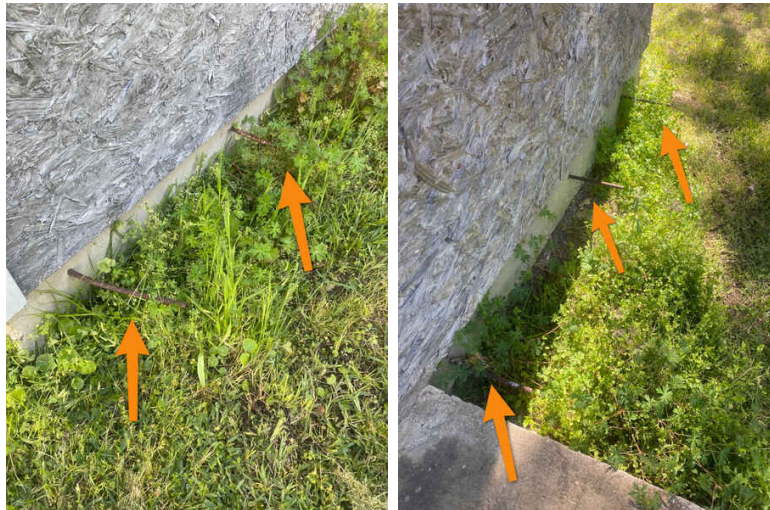


8: Rebar visible at edge

🚫 Recommendation

The foundation rebar is visible at the edge of the foundation beam in the pictured locations.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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9: Seal/caulk all siding joints

🔴Recommendation

All joints between siding should be properly sealed. Possibility for water intrusion.

Recommendation: Contact a qualified professional.

10: Water stains on decking and/or structural components

🔴Recommendation

There are visible water stains on the roof sheathing(decking) and/or structural components in one or more locations.

Recommendation: Contact a qualified professional.



11: Veneer/cladding missing

🔴Recommendation

The exterior veneer/cladding is missing in multiple areas of the structure.

Recommendation: Contact a qualified professional.

12: Trim pieces missing

🔴Recommendation

Trim pieces are missing in multiple locations.

Recommendation: Contact a qualified professional.