

# HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections  
713.408.1129 Office  
[www.houstoninspect.com](http://www.houstoninspect.com)



**INSPECTED FOR**

**Allan Hopkins & Katie Rickle  
4815 Raven Bluff Ln  
Katy, TX 77494**

**January 27, 2021**

# Houston Inspections

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A-5

Magnolia, TX 77354

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## PROPERTY INSPECTION REPORT

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Prepared For: Allan Hopkins & Katie Rickle  
(Name of Client)

Concerning: 4815 Raven Bluff Ln, Katy, TX 77494  
(Address or Other Identification of Inspected Property)

By: Ronnie Hagelberger, Lic #TREC 9025 01/27/2021  
(Name and License Number of Inspector) (Date)

Shawn Emerick Lic #4623  
(Name, License Number of Sponsoring Inspector)



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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The

decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR  
GENERAL INFORMATION**

**Present at Inspection:** Buyer, Additional Inspectors

**Building Status:** Occupied

**Weather Conditions:** Clear, Dry

**Ambient Temperature At Time of Inspection:** 60 to 70

**Wind Conditions (Approximate Speed):** **12 - 15 MPH**

**How To Interpret This Report:**

**Building Codes, TREC Standards, Installation Standards or Safety Issues= Blue Text**

Items that do not comply with current building codes, TREC Standards, other standards (manufacturer, trade associations, etc.), or that are safety issues.

**Items Damaged, Non-Functional, or Operating Improperly= Red Text**

Items in need of repairs either because they are broken, not functioning, or damaged.

**General Comments & Specific Limitations= Black Text**

These are general information, limitations, or notices.

**NOTICE**

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.
- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.
- No environmental inspection of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and / or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited o Chinese drywall, asbestos, lead, formaldehyde, mildew, mold, fungi, etc. are specifically excluded from the inspection and from this report. **No indoor air quality test were performed. If deficiencies are found during inspection, i.e. water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc. or you have concerns about the presence of microbial growths, you should, as part of your due diligence, have environmental inspections of your choice, i.e. mold inspection, lead testing, etc. performed on this property prior to closing.**
- Underground items (such as utilities), gas lines, fuel quality, environmental items (such as fuel tanks), telephone systems, televisions and / or satellite systems, elevators, bulkheads / docks and piers, fences / yard enclosures, intercoms, sound systems, security, and playground equipment are specifically excluded from this report.

#### **ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY**

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen / contractors are not familiar and / or not qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain a tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

Optional items not listed on this report including but not limited to built-in refrigerators, wine coolers, gate operators, instant water heaters below individual sinks, water softeners and filters, elevators, fire sprinkler systems, etc. are beyond the scope of this inspection and are not inspected. If the property being inspected has components installed or that are a part of the transaction (washers, dryers, audio equipment, etc.) the client should contact a third party to perform an inspection to determine if these components are functioning properly. Furthermore, all excluded items may not be listed above and if you have any questions about whether certain components are within the scope of the inspection the client should contact the inspector for clarification.



It appears that a stucco inspection was recently performed as evident by the agents disclosure. The inspection performed today of the stucco veneers is only a visual and general property inspection. The invasive inspection procedure can reveal problems that cannot be determine during a general inspection. The stucco report should be consulted for a detail lists of problems and needed repairs.

The inspection of this property was limited due to the fact that it is currently occupied. The inspection of doors, windows, floors, walls, electrical components (receptacles & switches), and some plumbing fixtures was restricted due to stored items and furniture.

The property being inspected is a multi-story structure. This restricts the visibility of the roof covering, portions of the exterior veneers, portions of the chimney, and portions of the roof structure. These components were inspected from the ground level.

The following inspectors were onsite and assisted in the performing this inspection:

- Ronald Hagelberger, #9025
- Jason Crow, #24234

### **GENERAL LIMITATIONS**

The inspector is not required to:

- (A) inspect:
  - (i) items other than those listed herein;
  - (ii) elevators;
  - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
  - (iv) anything buried, hidden, latent, or concealed;
  - (v) sub-surface drainage systems; or
  - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
  - (vii) concrete flatwork such as; driveways, sidewalls, walkways, paving stones or patios
- (B) report:
  - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (ii) cosmetic or aesthetic conditions; or
  - (iii) wear and tear from ordinary use;
- (C) determine:
  - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
  - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
  - (iv) types of wood or preservative treatment and fastener compatibility; or
  - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (H) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Comments:*

**Type of Foundation(s):** Slab on Grade Concrete

**Foundation Performance Opinion(s):**

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 showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

**Note:** *The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.*

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.*

**Signs of Structural Movement or Settling:**

- Wall, floor, or ceiling cracks

**Note:** The signs of structural movement or settling noted above can be indicative of repairs needed or normal settlement in relation to the foundation. The performance opinion and the additional repairs sections of the foundation comments should be consulted to determine what repairs are needed.

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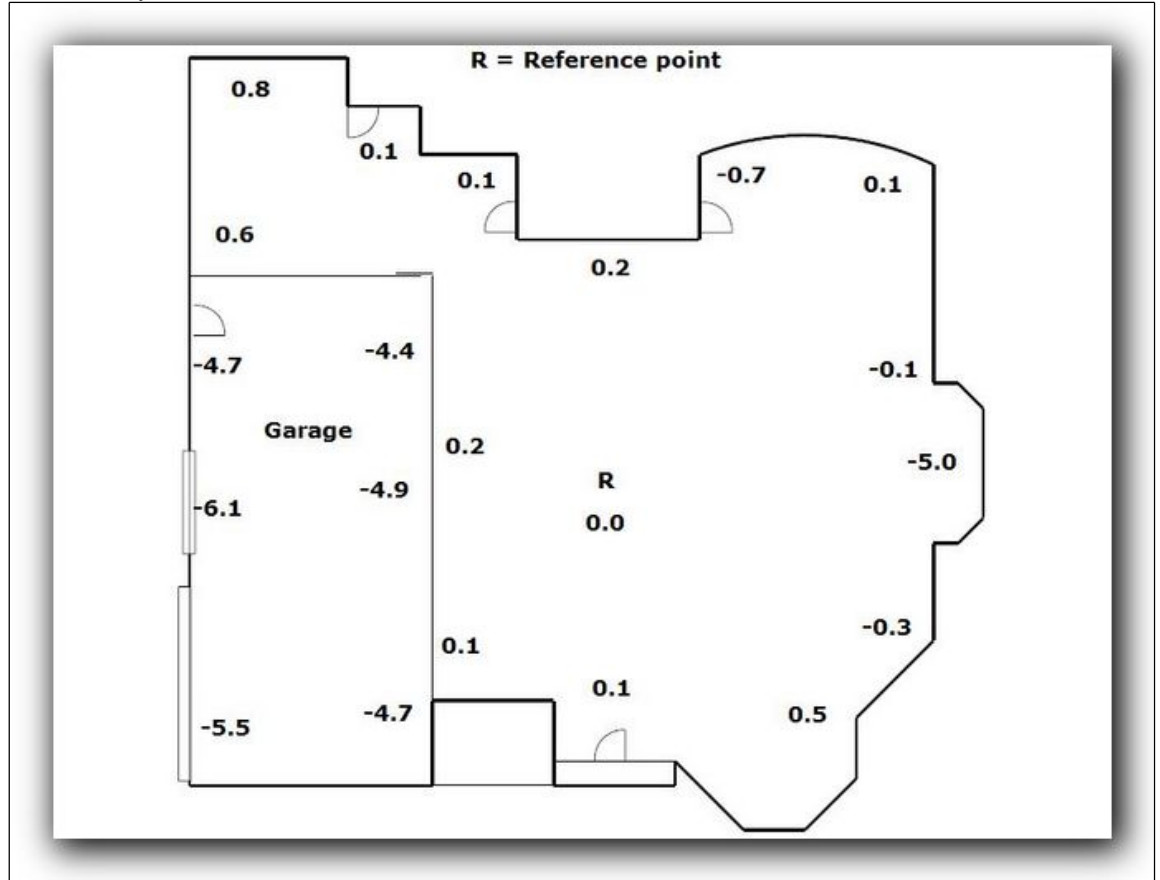
NP=Not Present

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I NI NP D

**General Comments**

The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.





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**B. Grading and Drainage**

*Comments:*

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Drainage swales not present

**General Comments**

During heavy rains, the accumulation of unforeseen water on this lot may occur. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the structure should be considered.

**Specific Limitations**

Yard drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

**C. Roof Covering Materials**

*Comments:*

**Type of Roof: Sloped / Pitched**

**Roof Covering Material(s):Composition Shingles/Modified Bitumen Membrane**



**Viewed From:Drone - Unmanned Air Craft, Ground Level, Accessible Attic Areas, Interior of the Home (due to the steep pitch and roof design)**

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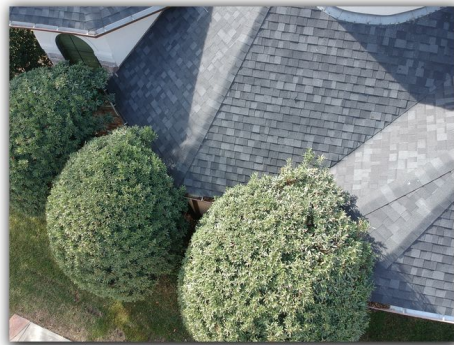


**Performance Opinion**

The roof covering is performing its intended function at the time of the inspection. No signs of active roof-related water penetrations were observed within the dwelling during the inspection.

**Items Damaged, Non-Functional, or Operating Improperly**

Tree limbs were noted in contact or within 3' of the roof covering. Ideally the tree limbs should be trimmed back away from the roof covering to prevent damage to the roof.



I=Inspected

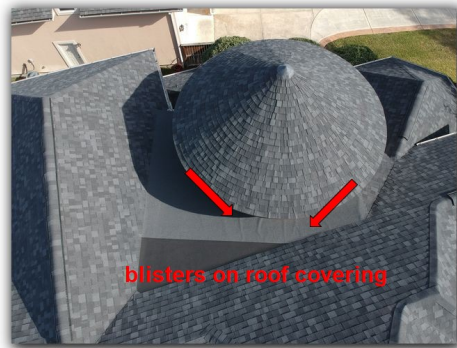
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Blisters were noted at areas of the roof covering. Blisters form when there are pockets of air or moisture trapped between layers of your roof's membrane or between the membrane and the roof deck. As the sun heats the roof, those pockets expand and stretch the membrane. In severe cases, the membrane will actually crack when the pressure becomes too great. Even if the membrane doesn't crack, blisters are usually cyclical problem. That is, once they form, the membrane stretches permanently, which allows for even more air or moisture to infiltrate the membrane layers and cause even more expansion



#### **Specific Limitations**

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

#### **D. Roof Structures and Attics**

*Comments:*

**Viewed From:** Entered Attic, Some Areas Obstructed from Inspection/Hatch in Master Closet not accessible due to Storage/Shelving

**Approximate Average Depth of Horizontal Insulation: 8 - 12"**

**Accessibility of Attic:** Partial

#### **Performance Opinion**

The roof structure is performing its intended function (supporting the roof covering) at the time of the inspection. No signs of sagging or broken structural members were observed at the time of the inspection.

**Description of Roof Structure & Framing:** Rafter Assembly

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**Attic Access, Ladders, and Service Walks**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

- Walkway is not installed properly leading to mechanical systems in attic. - Safety Hazard  
The walkway has not been installed properly leading to the mechanical system(s) in the attic. Building codes require a walkway that 24" in width, unobstructed, and a minimum of 1/2" thick to be installed leading to all mechanical systems installed in attics.
- Work platform(s) not installed or not sized properly at mechanical system(s) (3' x 3').

**Attic Ventilation & Screening: Soffit, Ridge Vents**

**Specific Limitations**

The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may prelude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).

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

*Comments:*

**Exterior Cladding's:** Stucco Veneers - Hard Coat, Cement Board, Trim, Wood Trim

**Interior Cladding's:** Drywall, Tile, Wood Trim

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

**Stucco Veneers (Hard Coat, EIFS, Faux Stone)**

- Weepscreeds / drainage openings missing at the stucco walls - This could lead to the build up of moisture / water in the wall cavities and create future problems.



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The transition between the dissimilar material has not been installed properly (mortar installed versus backer rod and sealant). These area will be vulnerable for future cracking and separation.

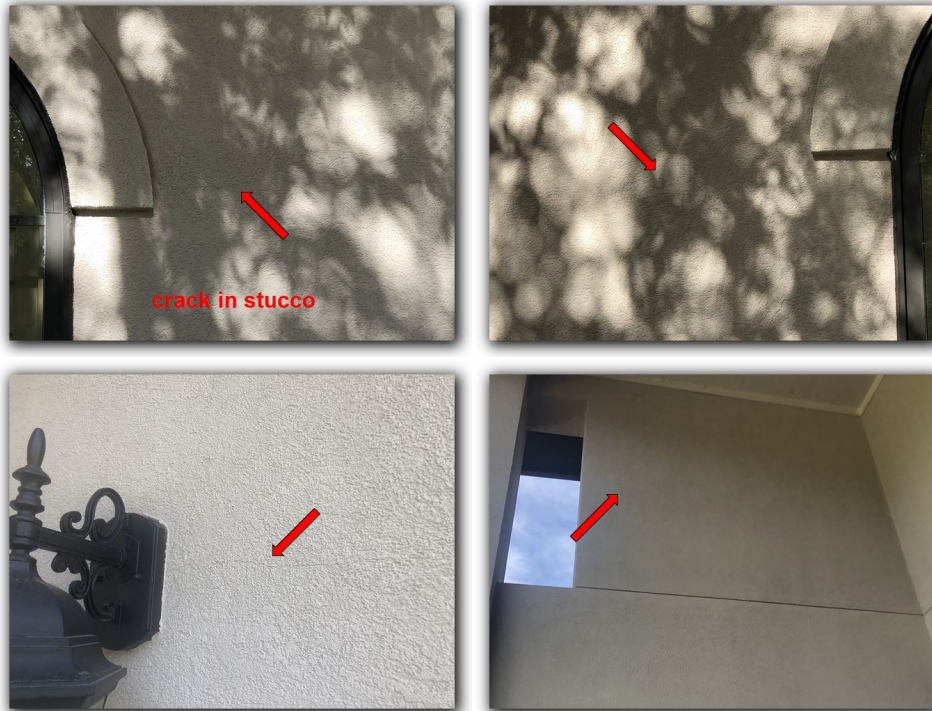


**General**

- Improper clearance of the exterior veneers from flatwork (2").
- Improper clearance of the exterior veneers from the grade (8").

**Items Damaged, Non-Functional, or Operating Improperly**  
**Exterior Walls**

Cracks were found at several areas of the stucco walls. Recommend repairs.



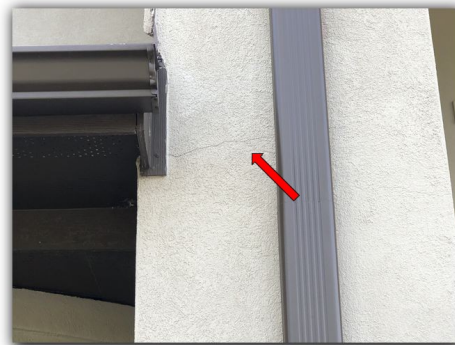
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The clearance between the stucco veneers and the flatwork / grade is improper at the rear flatwork. Recommend improvement to reduce the likelihood of underlying decay.



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Damaged and missing sealant was found at the following locations:

1. Fasteners at the front Juliet Balcony
2. Rear light fixture

All penetrations into a stucco wall should be sealed and maintained regularly.



Tree limbs were noted in contact with the exterior walls. The tree limbs should be trimmed away from the walls to prevent future damage.



### Interior Walls

Ding's, holes, and other defects were found in various locations in the structure as evident of wear and tear.

Cracks were found on the interior of the property as evident of settlement.



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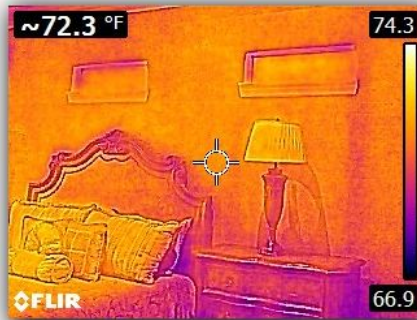
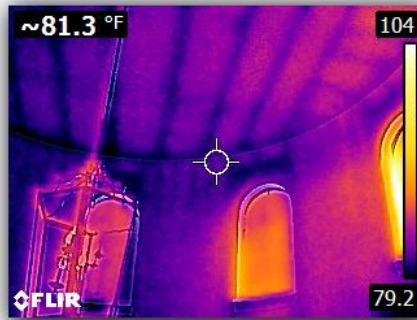
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**General Comments**

During the inspection of the walls on the interior of the structure with a infrared camera abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



The property being inspected appears to have a hardcoat stucco veneer installed at all or portions of the exterior. The client should understand that while some of our inspectors have specialized training with stucco and other types of exterior veneers we did not perform invasive moisture testing nor did we perform a specialized stucco inspection. Rather we performed general visual inspection of exterior veneers in an attempt to determine if the systems are performing their intended functions. We did not perform moisture testing to the underlying veneers and only report visible problems found during the inspection. If problems were found a qualified stucco analyst should be consulted to perform the necessary repairs. Using a qualified stucco/moisture testing analyst will ensure that all areas of concern will be inspected and addressed in an economical way to prevent moisture intrusion.



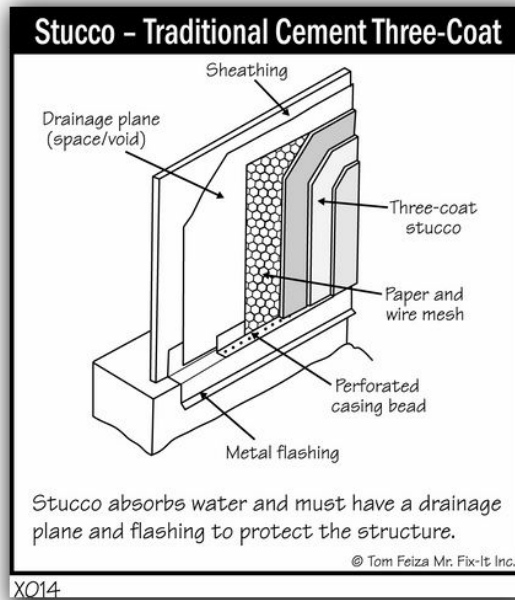
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EIFS (exterior insulating finish system) appears to only be installed at the decorative bands around the structure. This is a common construction practice and appears to be functioning as intended at the time of the inspection.



Evidence of previous repairs were found on the exterior of the structure as evident by patching and other signs.



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**Specific Limitations**

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. **This report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

**F. Ceilings and Floors**

Comments:

**Items Damaged, Non-Functional, or Operating Improperly**  
**Ceilings**

Cracking was noted on the interior ceiling of the property as evidence of settlement.

**Floors**

Sections of the carpet are in need of stretching as evident by loose and un-even sections.



Damaged and missing grout was found at the floor tiles in the upstairs left guest bathroom.



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**Specific Limitations**

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. This **report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

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

*Comments:*

**Items Damaged, Non-Functional, or Operating Improperly**

Damage was found at the garage door panels. Recommend repairs.



Damaged and missing weather stripping was noted at the rear exterior door. The weather stripping should be replaced.

Missing door stops were found. Recommend the installation of missing door stops.

**General Comments**

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

**Specific Limitations**

If the property is occupied, only accessible doors were operated.

**H. Windows**

*Comments:*

**Style:** Double Pane

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

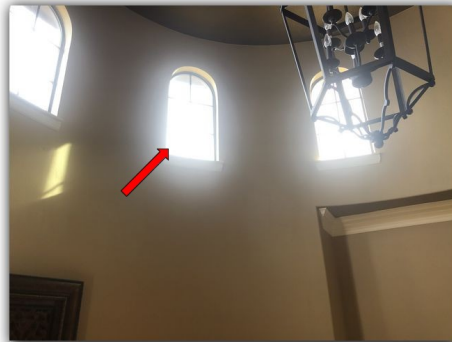
I NI NP D

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

☑ Safety glass is not present in the following locations: 18" from Floor Surfaces  
Safety / tempered glass is required to be installed in these locations as they are considered hazardous by current codes.

**Items Damaged, Non-Functional, or Operating Improperly**

Cracked glass was found in the stairway rotunda.



**Specific limitations**

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows. Water testing or other invasive test are not performed during our inspection. Window leaks are not always visible or detectable during our limited inspection.

☑ ☐ ☐ ☑

**I. Stairways (Interior and Exterior)**

Comments:

**Items Damaged, Non-Functional, or Operating Improperly**

Loose balusters were noted at lower section of the interior stairs. Secure as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Specific Limitations**

The inspector is not required to and will not exhaustively measure every stairway component.

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace / Chimney:** Pre Fabricated

**Attic Fire Stopping:** Not Applicable

**Chimney Cap:** Present

**Gas Features Present:** Gas Valve, Faux Logs

**General Comments**

The fireplace is a ventless/direct vent type of fireplace. The chimney system does not have a flue pipe which runs through walls or attic areas. The vent terminates on the exterior wall directly behind the unit.



**Specific Limitations**

The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. An open flame is not required to be used to test a gas appliance. Fireplaces that are sealed or have glass installed over the opening are not inspected internally as this would require removing components and other items, which could result in damage to the property. These fireplaces are inspected from the exterior and readily accessible areas.

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

*Comments:*

**Specific Limitations**

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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L. Other

Comments:

**Items Damaged, Non-Functional, or Operating Improperly**

Loose and missing wood form boards were found at the driveway.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

**Type of Service:** Underground

**Main Service Size:**200

**Wire Type:** Aluminum

**Service Conductors:** 4/0

**Location of Main Electrical Panel:**Exterior



**Type of Visible Grounding / Bonding:** Ground Rod Connection/Gas Pipe Connection

#### **Building Codes, TREC Standards, Installation Standards or Safety Issues**

- Grounding clamp improper style for rod Installations
- Arc fault protection not installed at all required locations. Current codes require AFCI protection to be installed in kitchens, family rooms, dining rooms, parlors, libraries, dens, bedrooms, sunroom's, rec rooms, closets, hallways, and laundry rooms.
- Low voltage ground not present
- Bonding not present at panel raceway(s)

#### **General Comments**

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

I=Inspected

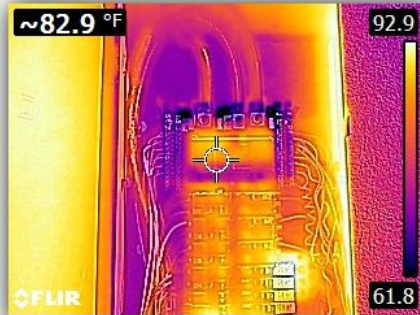
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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During the inspection of the electrical panel with a infrared camera significant abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



**Specific Limitations**

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We are not required to and do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

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

*Comments:*

**Type of Wiring: Copper**

**GFCI Safety Protection Present in Following Locations:**

Exterior/Garage/Bathrooms/Hydro Therapy Tub Motor/Pool Light(s)/Spa Light(s)/Laundry Room/Kitchen (Partial)

**Reset Locations for GFCI's:**

**Exterior:** Garage

**Garage:** Garage

**Kitchen:** Kitchen Pantry

**Bathrooms:** Master Bathroom

**Laundry Room:** Garage

**Hydro-Therapy Motor:** Master Bathroom Toilet Area

**Pool:** Pool Equipment

**Bar:** Item Not Present at Property

**Smoke Detector Locations: Each Floor/Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)**

**Carbon Monoxide Detectors Present at Property: None Found / Present**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Building Codes, TREC Standards, Installation Standards or Safety Issues**

GFCI's not installed at all required locations

The installation of a ground fault circuit interrupter (GFCI) is currently recommended at all kitchen receptacles (countertops, dishwasher, disposal, etc.), all bathroom receptacles (including receptacles within 6' of tub and shower enclosures), all receptacles in the laundry room (including washer & dryer), all receptacles in the garage (including the ceiling), and all receptacles on the exterior of the property. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of this safety device is recommended at the areas noted above lacking GFCI protection.

Carbon monoxide detectors were not found / are not present in the property being inspected. Current codes require carbon monoxide detectors to be installed in properties that have fueled fired appliances (gas water heaters, furnaces, etc.) and attached garages.

Tamper resistant receptacles not installed

Tamper resistant receptacles have not been installed as required under current codes.

Box extender's not present at receptacles

**General Comments**

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed every six months. Smoke Detectors are tested using the test button present on the unit.

**Specific Limitations**

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

#### A. Heating Equipment

*Comments:*

**Unit #1, 2 & 3**

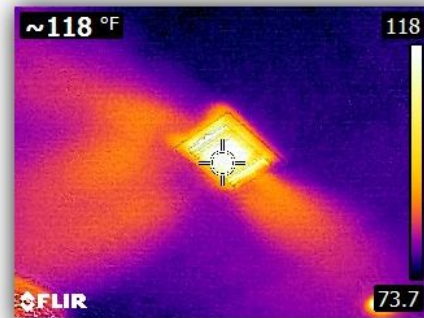
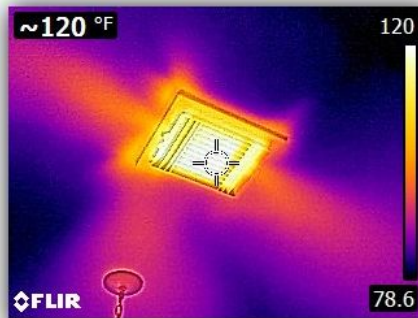
**Type of System:** Forced Air

**Energy Source:** Gas , Flex, Black Iron

**Location:** Attic

#### **Performance Opinion(s)**

At the time of the visual inspection, the furnaces were performing their intended functions. However, the heat exchangers within the furnaces are not visible & were not inspected. Yearly inspections of the heat exchangers and servicing of the furnaces should be performed by a licensed HVAC technician to keep the systems in good working order.



#### **Building Codes, TREC Standards, Installation Standards or Safety Issues**

Conductors not protected or secured at heater housing

#### **General Comments**

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No active leaks were found during inspection of gas lines of the furnace/heaters.



**Specific Limitations**

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

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**B. Cooling Equipment**

*Comments:*

**Type of System(s):** Split System Electric

**Unit #1 (downstairs)**

**Approximate System Size: 5 Ton Exterior/5 Ton Interior**

**Approximate Manufactured Date: 2011 for exterior and 2006 for interior**

**Approximate Seer Rating: 14**

**Today's Temperature Differential (Delta T): 19 degrees**

**Location: Exterior and Attic**

**Performance Opinion**

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

**Primary Drain Line(s) Point of Termination(s): Guest Bathroom Sink Drain(s)**

**Secondary Drain Line(s) Point of Termination(s): Soffit(s)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Unit #2 (Master Bedroom)**

**Approximate System Size: 2 Ton Exterior/3 Ton Interior**

**Approximate Manufactured Date: 2007 for exterior and 2019 for interior**

**Approximate Seer Rating: 13**

**Today's Temperature Differential (Delta T): 15 degrees**

**Location: Exterior and Attic**

**Performance Opinion**

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

**Primary Drain Line(s) Point of Termination(s): Guest Bathroom Sink Drain(s)**

**Secondary Drain Line(s) Point of Termination(s): Soffit(s)**

**Unit #3 (upstairs)**

**Approximate System Size: 2 1/2 Ton Exterior/3 Ton Interior**

**Approximate Manufactured Date: 2007 for exterior and interior**

**Approximate Seer Rating: 13**

**Today's Temperature Differential (Delta T): 17 degrees**

**Location: Exterior and Attic**

**Performance Opinion**

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

**Primary Drain Line(s) Point of Termination(s): Guest Bathroom Sink Drain(s)**

**Secondary Drain Line(s) Point of Termination(s): Soffit(s)**

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

The a/c systems (unit 2) appear to be mismatched (the condensing unit and the evaporator are different sizes) in a manner that is not typically found. Further investigation is needed to determine if the units have been sized properly or if repairs are needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Items Damaged, Non-Functional, or Operating Improperly**

The refrigerant line dryer(s) at the exterior portion of the air conditioning system(s) is rusted. These components should be inspected annually, cleaned and repainted to prevent leaks and other problems from developing.



Evidence of past condensation was found on the exterior of the evaporator coil housing(s) of Unit 1 & 3 in the attic. This has led to moisture related problems, i.e. mildew, rust & corrosion, etc. Recommend further evaluation by a licensed HVAC contractor to determine the needed repairs to correct this problem.



During the inspection of the exterior and interior units of unit 2, labels were found that indicate that refrigerant gases could have been mixed, i.e. R-22 and R-410a. This is typically not allowed and can lead to future problems. We recommend that a licensed HVAC contractor to further evaluate the system to determine if gases have been mixed and if repairs are needed.



I=Inspected

NI=Not Inspected

NP=Not Present

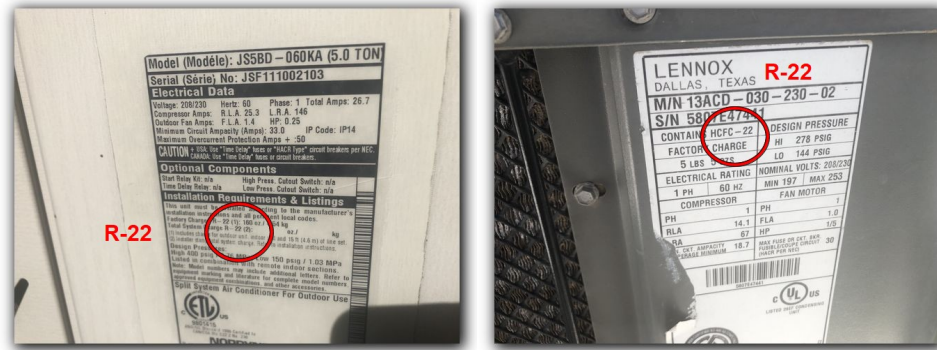
D=Deficient

I NI NP D

**General Comments**

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

During the inspection of the cooling equipment labeling was found that indicates the system has been charged with R22. As of January 1, 2020 R22 is no longer manufactured, installed (new systems), or imported in the US. This will create financial obstacles when servicing this unit and will eventually create a situation where the system cannot be re-charged or repaired. The client is urged to take this into consideration and discuss this situation in more detail with a licensed HVAC contractor.



**Specific Limitations**

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

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

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Ducts In contact in attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Items Damaged, Non-Functional, or Operating Improperly**

The return air filter(s) are dirty and need(s) to be changed.



**General Comments**

A media filter has been installed at the a/c systems. When this type of filter is installed, the typical return air filters are not installed at the return air registers; rather a central filter is installed at the system in the attic. Typically these filter require changing less frequently (often annually). The manufacturer installation guidelines should be consulted to determine how and when to change these filters.



**Specific Limitations**

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected. **If dirt, debris, discoloration, microbial growth, or others problems are noted on the inspection report that could be related to mold problems the client is advised to contact a mold inspector to have these problems further evaluated. A mold inspection was not performed and all environmental concerns are specifically excluded from this report, i.e. mold in ducts, mold on registers, microbial growth at any location, etc..**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### IV. PLUMBING SYSTEM

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

*Comments:*

**Location of Water Meter:** Front of Property

**Locations of Main Water Supply Shut Off Valve:** Front Exterior



**Static Water Pressure Reading:** 60

**Type of Water Supply Piping:** CPVC; Copper

**Gas Valve Present In Laundry Room For Use with Dryer:**  Yes  No  Not Visible

**Specific Limitations**

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Drains, Wastes, and Vents**

*Comments:*

**Type of Waste Piping:**Plastic

**Main Sewer Cleanout Location:** Front of Property

**Items Damaged, Non-Functional, or Operating Improperly**

**Master Bathroom**

The stopper is not functioning properly at the bathroom left sink.

**Upstairs Right Guest Bathroom**

The tub stopper is missing.

**Specific Limitations**

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

The bathroom tub drains were inaccessible for inspection. The client should understand that leaks can exist in the piping that are not visible at the time of the inspection. Ideally, access should be provided to the drains if a complete inspection is desired.

A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations. This test does not rule out the possibility of a shower pan leak. Showers pans older than 10 years old should be tested by a licensed plumber.

**C. Water Heating Equipment**

*Comments:*

**Energy Source:** Gas with Flex / Black Iron

**Capacity:**Tankless Water Heater

**Location of Water Heater(s):** Attic

**Manufactured Date:** appears to be 2015 by serial number

I=Inspected

NI=Not Inspected

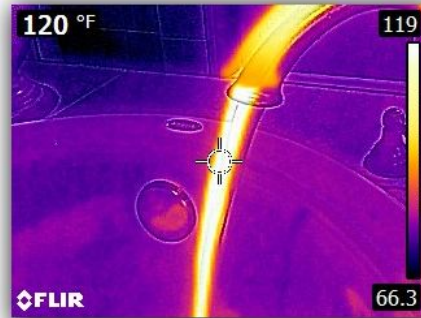
NP=Not Present

D=Deficient

I	NI	NP	D
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**Performance Opinion:**

The hot water heater was functional at the time of inspection. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding.



**General Comments**

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

No active leaks were found during inspection of gas lines of the water heater.



**Specific Limitations**

Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**

*Comments:*

**General Comments**

Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. It is recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use.

**Specific Limitations**

The inspector will not determine the adequacy of self-draining features of circulation systems.

**E. Other**

*Comments:*

**Gas Supply Systems Notifications / Specific Limitations**

Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

### A. Dishwashers

*Comments:*

**Type of Back Flow Prevention: Airgap / Line Looped**

**Rust / Corrosion Present at Following Components: Racks**

**Disconnect Location: Cord Below Sink**

**Items Damaged, Non-Functional, or Operating Improperly**

Observed small amount of rust on the dishwasher components. Recommend repair with approved materials.

### B. Food Waste Disposers

*Comments:*

### C. Range Hood and Exhaust Systems

*Comments:*

**Range Hood Type: Downdraft Vents to Exterior**

### D. Ranges, Cooktops, and Ovens

*Comments:*

**Type of Range: Gas; Flex; Black Iron**

**Type of Oven: Electric**

**Oven Temperature Measured When Set at 350 Degrees F = 350/345**

### E. Microwave Ovens

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

**G. Garage Door Operators**  
*Comments:*  
[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)  
 Lock not permanently disabled  
 Control button / switch located <5' off garage floor

**Specific Limitations**

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

**H. Dryer Exhaust Systems**  
*Comments:*  
**Dryer Vents To: Exterior Wall**

**General**

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of the dryer.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

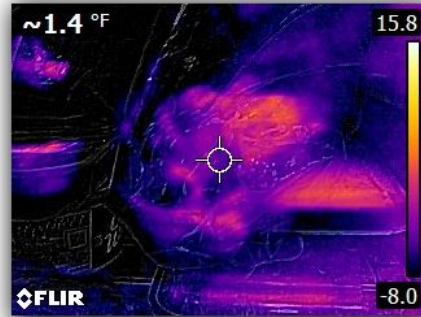
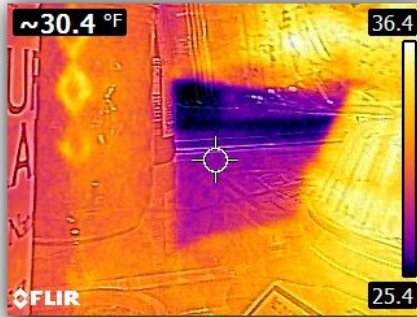
**Refrigerator/Freezer**

The refrigerator(s) and freezer(s) was operationally checked at the time of inspection for temperatures. This is a cursory test only to see if the refrigerator was cooling and the freezer was freezing (and if ice was seen). This is not a exhaustive test, i.e. testing of ice making capabilities, operation of the water and ice dispensers, etc.

The following measurements were found:

- Refrigerator Temperature Measured: 30 - 35 Degrees F  
Infrared Image:

- Freezer Temperature Measured: 0 to 4 Degrees F  
Infrared Image



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

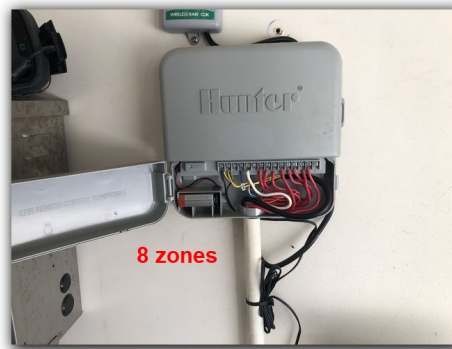
*Comments:*

**When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.**

**Timer Installed At: Garage**

**Amount of Zones Present: 8**

**Amount of Zones Inspected: 8**



### **Items Damaged, Non-Functional, or Operating Improperly**

Rust and corrosion were found at the valve handles installed at the backflow prevention device. The valve handles should be repaired as the rust will eventually cause the handles to become inoperative.



### **General Comments**

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

### **Specific Limitations**

The inspector will not inspect the automatic function of the timer or control box; the effectiveness of rain or freeze sensors; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Comments:*

**Type of Construction: Gunite - Plaster surface**



**Type of Filter: Cartridge**



**Main Filter Pressure: 15 to 20 psi**



**Features Present & Inspected:** Spa, Blower for Spa, Water Fall, Heater, Polaris / Sweep

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Alarms not installed at doors leading to pool

Locks not installed properly at doors leading to pool

The doors leading to the pool area do not comply with current codes. Doors leading to the pool area should be equipped with a lock that is located 60" above the floor. All doors leading from the interior of the property to the pool area should be equipped with an alarm to notify the occupants that someone has entered the pool area.



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D=Deficient

I NI NP D

Fencing or child-proof device not installed

The fencing and gates surrounding the pool do not comply with current building codes. All doors & gates leading into pool / spa area should be self-closing and self-locking. Fencing should be a minimum of 48" with the latches/locks at gates and doors located 60" above grade. The fencing should be a maximum of 4' above the grade, and openings should be a maximum of 4". All fencing should be properly maintained and should be installed to prevent people from climbing the barrier.

Gates leading to pool area not self-closing & locking

The gates leading to the pool area do not comply with current codes and safety standards. All gates leading into pool / spa area should be self-closing and self-locking. Latches should be 60" above grade.

PVC piping above ground not protected from UV rays

Pool steps not identified

Ground fault circuit interruption protection has not been provided for pool equipment and pumps.

Sediment leg not present at the gas line for pool heater.

**Items Damaged, Non-Functional, or Operating Improperly**

The plaster surface is showing signs of normal wear consistent with the aging of the pool. Recommend further evaluation of the surface by a qualified tradesman as needed.



Leaks were found at the casing/flange of the polaris motor of the pool system. Repair by a qualified tradesman is recommended.



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I	NI	NP	D
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Small cracks/damage were noted at the flatwork of the pool surround possibly due to settlement of the pool. Recommend repairs as needed.



Damaged and missing sealant was found at several areas between the pool coping and decking. All damaged and missing sealant should be repaired/replaced to prevent the leakage of water into these voids.



Rust and corrosion was noted at the exterior housings of the pumps and motors.



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I NI NP D

At the time of the visual inspection, the pool / spa heater was performing its intended function. However, the heater appears to be older as evident by condition of covering, rust on unit, faded display, etc. The heater could be approaching the end of its useful life. The client should budget for repairs / replacement in the future.



### General Comments

#### **Safety Recommendations:**

Water is a foreign environment for the human species, and immersion into this environment is potentially dangerous. Swimming and other activities such as diving, sliding, or water games require entering this environment with a proper understanding of water safety.

The first step in the prevention of an accident is to prevent people from being in the pool area when they should not be. The installation and maintenance of the barriers should be considered a priority. However, barriers are only deterrents and should never be considered to be a guarantee of protection.

Safety in the water is the responsibility of everyone. According to the CDC, drowning is the second leading cause of unintentional death with children between 1 - 14 years of age. Teaching children and adults to swim is an important first step in the prevention of drowning. The following are a few recommendations for safety & rescue equipment that should be located near the pool area:

- light strong non-telescopic reaching pole not less than 12'
- a rope with an approved floatation ring attached

Many chemicals used to maintain a pool and spa are classified as toxic and dangerous. Chemical accidents are a result of the injured person having chemicals on their skin or in their eyes or inhaling or swallowing the chemical. Caution should always be used when handling chemicals.

Additional information can be found at the National Swimming Pool Foundation website [www.nspf.com](http://www.nspf.com)

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**Specific Limitations**

All pools, spas, and related equipment are inspected visually only. The water is not removed from these items to examine the interior surfaces. **The pool, spa, and plumbing were not inspected for underground leaks.** The comments made relate to the condition of visual items at the time of inspection only. No comments regarding the future condition of pools, spas, and related equipment are made in this report. The inspector will not fill the pool, spa, or hot tub with water. **He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks.** The inspector will not dismantle or otherwise open any components or lines and will not operate any valves. He will not uncover or excavate any lines or other concealed components of the system. All ancillary equipment, i.e. computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners are not inspected.

## INSPECTION AGREEMENT

### PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

#### I. Scope of Services

**A.** In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of certain observable systems and items of the Property. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

**B.** The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

**C.** The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of repair; or
3. Further evaluation by an expert is recommended.

**D. Exclusions.** Unless otherwise agreed to in writing, the scope of the inspection will not include the following:

1. the presence or risk of environmental conditions such as asbestos, lead-based paint, formaldehyde, fungi, MOLD\*, mildew, corrosive or contaminated drywall or any other environmental hazard or condition
2. indoor air quality tests;
3. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
4. compliance with any codes, ordinances, statutes or restrictions;
5. items or components that require the use of specialized equipment to inspect;
6. anticipated future life or changes in performance of any item inspected; and
7. other items specifically excluded from the scope of an inspection under the Standards of Practice promulgated by the Texas Real Estate Commission.

\*Client may wish to have a licensed mold assessor perform a mold assessment/analysis. A list of licensed mold assessors can be found at <https://www.dshs.texas.gov/mold/profession.shtm>. If deficiencies are found during the inspection, *i.e.* water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc., you should always, as part of your due diligence, have a mold assessment performed prior to closing.

## II. Inspection Report

**A.** The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**

**B.** The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Client should obtain as much information concerning the history of the property from the sellers as possible. The seller's disclosure notice should be reviewed in detail for any disclosures that may influence or affect the desirability and/or market value of the Property.

**C.** As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

**D.** Client understands and agrees that the Inspection Report will not be provided to Client until the Inspection Fee has been paid.

## III Disclaimer of Warranties

The Inspector makes no guarantee, warranty or promise, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

#### **IV. LIMITATION OF LIABILITY**

**IT IS UNDERSTOOD THE INSPECTION COMPANY IS NOT AN INSURER AND THAT THE INSPECTION AND REPORT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF ANY KIND. BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTION COMPANY IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING MOLD INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY. THE INSPECTION COMPANY WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT OR \$300.00, WHICHEVER IS GREATER. THE CLIENT AGREES TO HOLD THE INSPECTION COMPANY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DEMANDS, CLAIMS, AND EXPENSES INCIDENT THERETO FOR INJURIES TO PERSONS AND FOR LOSS OF, DAMAGE TO, DESTRUCTION OF PROPERTY, COST OF REPAIRING OR REPLACING, OR CONSEQUENTIAL DAMAGE ARISING OUT OF OR IN CONNECTION WITH THIS INSPECTION.**

#### **V. Fees or Other Valuable Consideration Disclosure**

In connection with this inspection, Houston Home Inspections, PLLC d/b/a Houston Inspections may accept or pay referral fees and/or give or receive valuable consideration to and from third parties. By signing below the client is acknowledging being informed of this arrangement between the company and the third party, and hereby consents to these arrangements. Your inspector may have an affiliation with a third-party service provider ("TPSP") in order to offer you additional value-added services. Houston Home Inspections, PLLC, dba Houston Inspections is not liable for work performed by third party contractors.

#### **VI. Dispute Resolution**

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**

**VII. Attorney's Fees**

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

**VIII. Exclusivity**

The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this Agreement. This Agreement is not transferable or assignable. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification.