TEXAS PROFESSIONAL INSPECTIONS
(979) 777-9401
admin@texasproinspections.com
www.texasproinspections.com

TPI HOME INSPECTION

9669 Windsor Ave
Iola, TX 77861

Inspector
Caleb Bartel
TREC# 23284
(979) 777-9401
admin@texasproinspections.com

PROPERTY INSPECTION REPORT FORM

Bob Dillman	03/27/2023 2:00 pm
Name of Client	*Date of Inspection*
9669 Windsor Ave, Iola, TX 77861	
Address of Inspected Property	
Caleb Bartel	TREC# 23284
Name of Inspector	*TREC License #*
Alex McCarty TREC #	20418
Name of Sponsor (if applicable)	*TREC License #*

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).

RESPONSIBILTY 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

Occupancy: Occupied

Weather Conditions: Clear

Inspection Information:

NOTICE: This report is paid for by and prepared for the client named above and is not transferable.

Directional References Are Made From Facing Front Entry

Pictures: The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified. Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

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.

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.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. Some deficiencies can not be discovered by reasonable and customary observation or inspection. 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.

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.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

Inspection Notes The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

Foundation Opinion: Performing as intended

Foundation performing as intended:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There are no notable functional problems resulting from adverse performance of the foundation. The interior and exterior stress indicators showed little affects of movement.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Maintenance Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

Inspection Notes Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

Observations: Monitor yard for drainage

Maintain Underground Drainage:

The underground drainage system will need maintenance. Keep inlet basin covers clean.

1: Soil level too high at exterior walls

Deficient - Maintenance Item

Lower soil to provide adequate clearance from all wall coverings. At least of 4 inches of clearance between soil and siding or masonry wall covering can help prevent water penetration and termite infestation.

Recommendation: Contact a qualified landscaping contractor

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

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Composition shingle

Viewed From: Ladder

Comments:

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.

Performance Opinion: Good condition -

Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition

1: Exposed plastic vent pipes

Deficiency

Exposed plastic plumbing pipes above the roof covering need to painted or otherwise protected from UV rays.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Floored Attic Space

Approximate Average Depth of Insulation: Spray foam

Comments:

Notes Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

Maintenance Keep attic ventilation openings clean and covers secure. Accessible areas of attics are inspected. Power ventilation fans are not tested.

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

I	NI	NP	D



Observations: Limited access

1: Improper fasteners used to Install attic ladder

Deficiency

Screws or finishing nails have been used to secure the attic ladder in place. The manufacturer's instructions require 16 D nails are larger to secure the ladder. screws or finishing nails are of insufficient structural capacity.

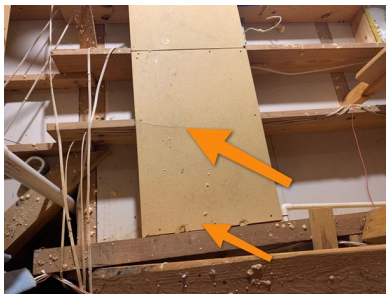
Recommendation: Contact a handyman or DIY project

2: Walkway not fully supported

Deficiency

Walk way is not fully supported and should be repaired to prevent injury or premature failure.

Recommendation: Contact a qualified professional.



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

Comments:
Walls are inspected for proper installation and deficiencies related to performance or water penetration.

1: Deteriorated wood on exterior

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

I	NI	NP	D

Deficiency

Deteriorated wood will allow moisture penetration and pest intrusion. Excessive moisture in wall cavities can quickly deteriorate building components and allow mold growth. Replace any damaged areas.

Recommendation: Contact a qualified siding specialist.

2: Gaps at exterior walls

Deficiency

Make any necessary improvements to prevent moisture damage to materials, water penetration, or pest intrusion. Excessive moisture in wall cavities can quickly deteriorate building components.

For more information -https://dai.ly/x87l70a

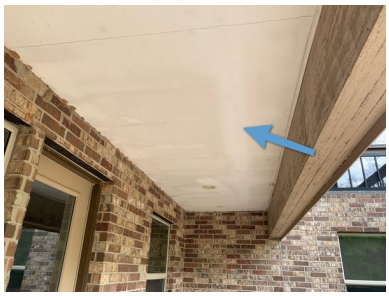
Recommendation: Contact a qualified painting contractor.

3: Exterior paint in poor condition

Deficient - Maintenance Item

Keep exterior walls protected to prevent moisture damage.

Recommendation: Contact a qualified painting contractor.



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

I	NI	NP	D	

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:
Cracks in tile or grout joints is common and may not be noted on this report. Cosmetic damage is not reported.

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

Comments:
Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Change of Occupancy Client should consider replacing exterior door locks.

☒ ☐ ☐ ☐ **H. Windows**

Comments:
Inspection Notes A representative number of accessible windows are tested. Window blinds and curtains are not inspected.
Insulated Glass Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

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

Comments:

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

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

Comments:
Notes Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

Change of Occupancy Accessory structures may have been installed for specific purposes and may need to be altered or removed.

Maintenance Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.

1: Excessive railing spacing
⛔Deficiency
Balusters at railing should be spaces no more than 4 inches apart for safety.

Recommendation: Contact a qualified professional.

2: Beginning signs of wood decay

Deficiency

Exterior railing is showing signs of minor decay and deterioration.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:

Notes Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

Main Panel: 200 amp, Located in garage

Subpanels: Utility room

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

Type of Wiring: Copper

Comments:

Notes The majority of branch circuit wiring is inaccessible.

Change of Occupancy Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Electrical upgrades may require a permit.

Inspection Notes A representative number of electrical receptacles are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g.,TV, doorbell, cable, lightning protection, surge protection, low voltage lighting, intercoms, etc.,) is not performed as part of a standard home inspection.

☒ ☐ ☐ ☒ **C. GFCI And AFCI Protection**

Comments:

GFCI protection:

GFCI protection is required for circuits in any areas with possible high moisture.

Code compliance is not required for existing homes, but highly recommended for safety items.

GFCIs (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard. GFCIs can be installed as a circuit breaker in a panelboard or as a receptacle outlet.

AFCI protection:

Arc Fault Circuit Interrupters protect against fires caused by arcing faults. AFCI protection is provided by specialized circuit breakers or receptacles.

Arcing faults often occurring damaged or deteriorated wires and cords. Wires can be damaged by punctuation of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

1: No AFCI protection installed

⛔Deficiency

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

I	NI	NP	D

No AFCI protection is installed. AFCI protection is required by current code for most general interior electrical circuits to prevent fires. AFCI protection is usually provided by specialized circuit breakers.

Code compliance is not required for existing homes, but highly recommended for safety items.

For more information: https://www.afcisafety.org/afci/what-is-afci/

Recommendation: Contact a qualified electrical contractor.

☒ ☐ ☐ ☐ **D. Smoke and Carbon Monoxide Detectors**

Comments:
Current code requires smoke alarms to be installed in each bedroom, each bedroom hallway,and on each floor of the residence.

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

I	NI	NP	D

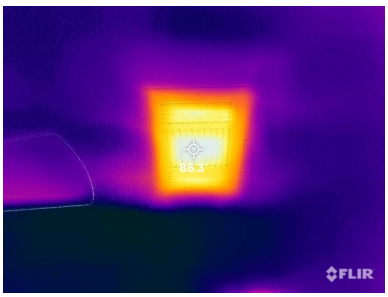
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

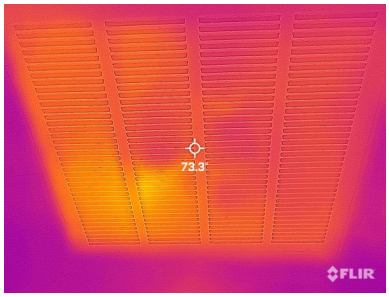
☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Heat Pump

Energy Sources: Electric

Comments:



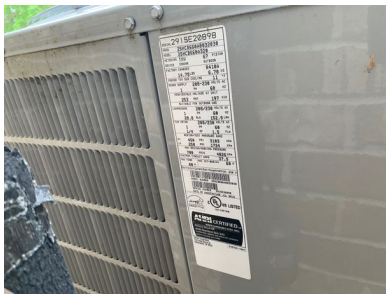


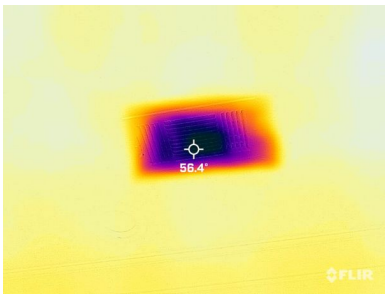
Observations: Performing as intended

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

Comments:





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

I	NI	NP	D

Observations: Performing as intended

1: Refrigerant port valve caps not tamper resistant

Deficiency

Have locking caps installed at refrigerant access ports to prevent theft or tampering with refrigerant.

Recommendation: Contact a qualified professional.

2: Excessive condensation noted

Deficiency

A a majority of the unit is covered in surface mold due to excessive condensation.

Recommendation: Contact a qualified professional.

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

Comments:

Observations: Performing as intended

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

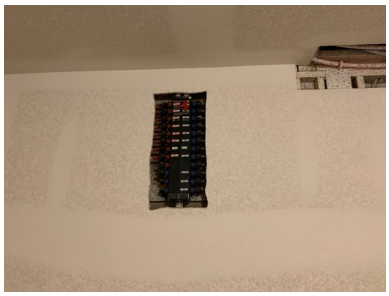
I	NI	NP	D

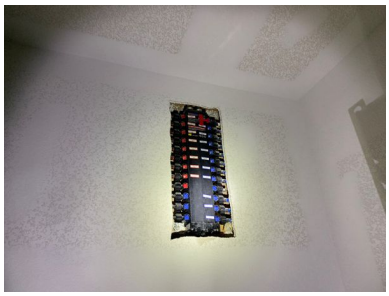
IV. PLUMBING SYSTEMS

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

Location of Water Meter: Front Yard

Location of main water supply valve: Utility room





Static water pressure reading: 70-80 psi

Type of Supply Piping Material: PEX -

Note: Only visible supply plumbing can be verified at the time of inspection.

Comments:

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Type of Drain Piping Material: PVC -

Note: Only areas of visible drain plumbing can be verified at the time of inspection.

Comments:

Notes Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

Maintenance Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Inspection Notes Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Electric

Capacity: Tankless

Comments:

Water heater lifespans largely depend on maintenance and water conditions in the area. Water heater manufactured

Inspection Notes Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

Change of Occupancy Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).

Observations: Age not determined

1: Rust in drain pan

Deficiency

Rust in the safety drain pan from past leak may compromise pan integrity. Have pan evaluated by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

Not present:

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: N/A

Type of gas distribution piping material: Steel

Comments:

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

I	NI	NP	D

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used gas supply valves or fixtures may cause leaks. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to appliances are not tested. A majority of gas supply plumbing is not visible. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

Underground propane tank installed:
Due to inaccessiblilty of the tank, performance is based on inspectors experience with standard propane installation practices.

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

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

I	NI	NP	D


☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Not present:

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

Not present:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

Not present:

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

Comments:

Not present:

☐ ☒ ☐ ☐ **E. Private Sewage Disposal Systems**

Comments:

Due to inaccessiblilty of the components of septic systems, performance is based on inspectors experience with standard septic installation practices. If installation was performed outside normal practices and/or modifications have been made, inspector may not be able to identify and/or inspect all septic components. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, the inspector cannot verify that the system will function properly for any particular buyer. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.

Not inspected: