INSPECTIONS OF TEXAS
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TEXAS RESIDENTIAL INSPECTION

9200 Westheimer Rd 1005
Houston, TX 77063

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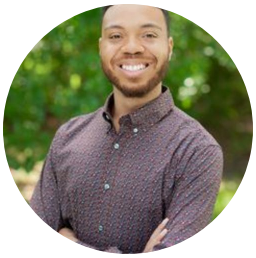

Agent
Chase Manor
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PROPERTY INSPECTION REPORT FORM

Zainab Tarique	08/15/2023 12:00 pm
Name of Client	*Date of Inspection*
9200 Westheimer Rd 1005, Houston, TX 77063	
Address of Inspected Property	
John Lohmann, Marcella Lohmann	Pro. Inspector #23629, Pro. Inspector #24035
Name of Inspector	*TREC License #*
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: Not Occupied, Some Furnishings

In Attendance: Inspectors, Apprentice Inspector Mark Lohmann TREC# 25319

Type of Building: Townhouse, Multi-Family

Temperature: 100 degrees Fahrenheit (F)

Weather Conditions: Clear

Miscellaneous Comments and Statements::

This report is paid for and prepared for the client listed above, this report is not transferable and is not valid without a signed Service Agreement. The completed report is the property of Inspections of Texas and the client. The report is the instrument of service licensed for use of the client and limited to the client and their realtor/real estate agent.

The purpose of this inspection is to report on the general conditions of the home and identify and disclose major defects and deficiencies of the inspected systems and components according to the Standards of Practice set forth by the Texas Real Estate Commission that exist at the time of the inspection and are evident to the inspector upon ordinary visual observation. It is a snapshot of the home taken during the time frame of the inspection.

This inspection report is not intended as a warranty as to the performance or condition of any item inspected or present in the home.

Deficiencies noted in this report, unless other wise indicated, should be addressed by a qualified professional and where possible, a licensed specialist with the knowledge and skills to provide a competent evaluation and remedy for the deficiency.

Photographs are provided as a courtesy to assist in describing some deficiencies and other photographs are provided to document certain conditions. Additional photographs of conditions in the home have been taken by the inspector and will be kept on file for future reference if needed.

The acronym "TREC" in this report refers to the Texas Real Estate Commission.

Beyond the Scope of This Inspection: None -
The above item(s) were beyond the scope of this inspection.

Fire Suppression / Sprinkler Present:
A fire suppression / sprinkler system was present. The system was outside of the scope of this inspection.

Several Locations


Orientation:
Right, Left, Front, and Back may be used as orientation terms from a front view entrance perspective for the location of specific areas or items described in the report.

Interior locations, such as bedrooms and bathrooms, will be numbered 1 through 10 from left to right as viewed from entering the door or entering a floor level from the main stairway.

Life Expectancy Chart:
Please click here to see the InterNACHI Life Expectancy Chart for Homes: https://www.nachi.org/life-expectancy.htm

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation: Slab on Grade, Shared Foundation

Comments:

Foundation Performance: It is my opinion at the time of this inspection that the foundation was performing as intended.

Accessible:

All readily accessible areas of the foundation were inspected for performance indicators.

Townhouse/Condo - Shared Foundation:

The property was a townhouse/condo and had a shared foundation.

Foundation Opinion:

A home inspection is not an engineering evaluation of the foundation. Opinion of the foundation is based on visual observation at the time of the inspection and experience. Evidence of movement may be perceived differently by different people. This inspection does not predict or guarantee future performance. Homebuyers have the option of a Professional Licensed Engineer making a further in depth analysis that may serve as a baseline for future reference if movement does occur. Inspections of Texas goes through a check list of over 20 indicators of movement for every home inspection to determine an opinion for the foundation.

Shared Foundation - Townhouse/Condo - Limited View:

The foundation was shared with other units in the townhouse/condominium and this limited the view of the foundation because all sides of the foundation were not readily accessible.

Limited View Photos:

The view of the foundation was limited as shown in these photographs.



1: Cracks - Minor

⛔Deficiencies

Cracks were observed in one or more places. These cracks were less than 1/8 inch wide.

Below Front Door

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

I	NI	NP	D

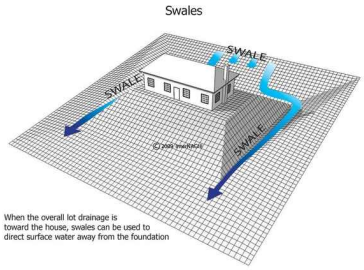
☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Type of Drainage: Grade, Gutters

Proper Drainage:

Lot drainage standards call for 4 to 6 inches of the foundation to be visible on all elevations with a minimum of 6 inches slope away from the home in the first 10 feet.



Lot Drainage by Swales

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

Roof Installation Photos & Video: Composition -

Viewed From: A Drone for 3rd Floor -

Comments:

Walking the Roof:

When possible roof covering inspections are performed by walking the roof to visually inspect all areas for proper performance and to determine if there are any areas that are failing or deficient. There are many factors that can prohibit the inspector from accessing the roof, these include too steep of a pitch, condition of roof structure observed from the attic, loose granules on the shingle tabs, and weather. Per TREC standards, 2nd Floor or greater roofs are not walked. The inspector's safety is the most important factor involved in making the decision to walk the roof or view it with binoculars or view from the edge of the roof using a ladder.

Aerial View Photos:

Reason(s) Roof Not Walked: Second Story or Above -

If the roof was not walked, the inspector felt it would be unsafe to get on and stay on the roof, or that walking the roof might cause significant damage to the roof covering materials.

Nail Pattern:

Inspectors do not lift shingles to inspect nail patterns. Lifting of shingles could break the seal, cause damage to shingles, and adversely affect ability of a shingle to reseal, compromising the integrity of the roof covering to protect from moisture intrusion.

1: Penetration Flashing Lifted

⛔Deficiencies

A penetration flashing was lifted and did not appear to be sealed to the roof covering.

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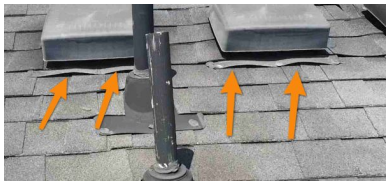
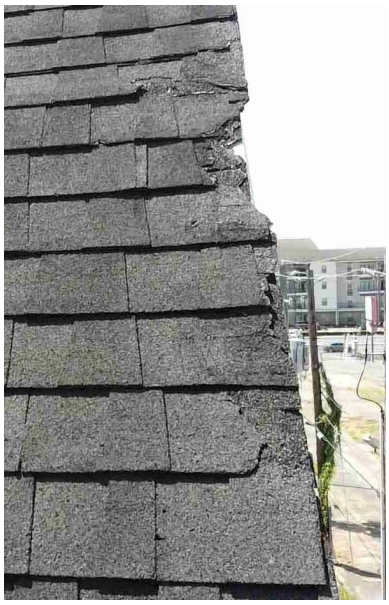
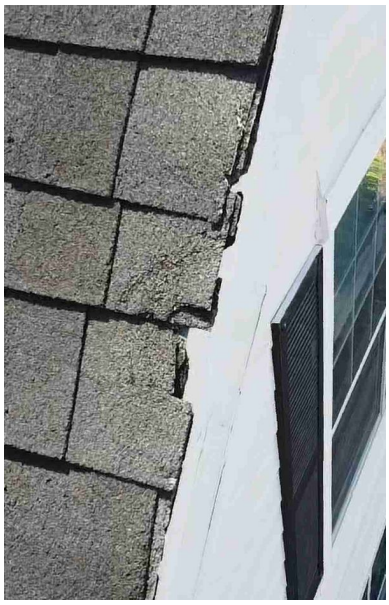
I	NI	NP	D

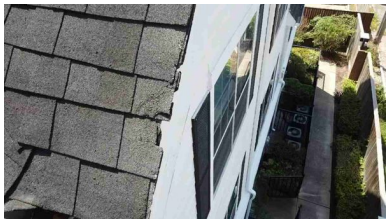



2: Shingles - Damaged/Deteriorated

Deficiencies

One or more shingles appeared to have damage/deterioration.



3: Shingles - Worn/Glistened

Deficiencies

Shingles had worn/thinning granules, which glistened and showed signs of wear in one or more areas.

Note: The glistening effect was an indicator that the roof covering was missing granules designed to protect the asphalt material underneath.

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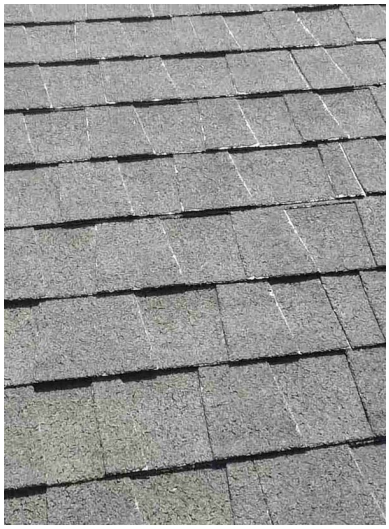
I	NI	NP	D



4: Recommendation - Certified Roofer

Recommendations

Recommend buyer obtain a Professional Roofer that is Certified by the Shingle Manufacturer to make a more in depth analysis of the roof and/or make all necessary repairs to bring the roof up to manufacturer's recommended specifications and home warranty standards.

*** For new homes a representative from the Shingle Manufacturer should make the more in depth assessment.**

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed the attic from: a scuttle hatch on the top of a ladder -

Approximate Depth of Insulation: 10-12 inches

Comments:

Accessibility:

All readily accessible areas of the attic were inspected.

Type of Framing: Truss

Type of Insulation: Blown/ Loose Fill

Type of Ventilation: Static Roof Vent(s), Soffit Vents

Typical Roof Structure:

This photo is provided to help to understand a roof structure.

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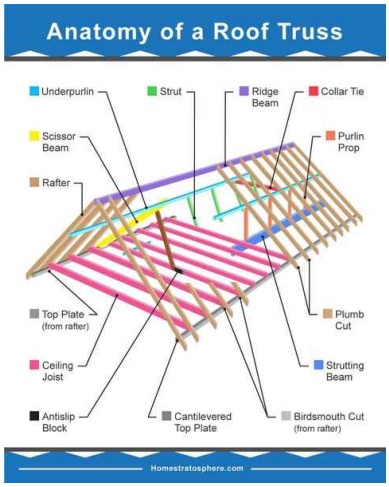
I	NI	NP	D

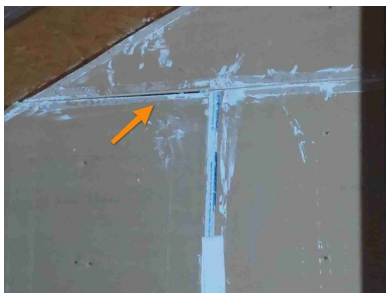


Access Limited:
Area was a limited view from decking in the attic.

Attic Limitations:
Visual inspection underneath the roof is limited to access of attic in areas where a 24" wide walking deck is present. Attic insulation is not moved or disturbed. Conditions may exist that make the area not readily accessible - unable to be inspected.

1: Fire Block Sealant Missing - @ Common Walls
Deficiencies
There was one or more areas that were not sealed with fire block sealant to provide one hour fire blocking at a common wall between a 2 family or more dwelling unit.

Note: Fire blocking sealant is required between unit structures that share the same roof structure for more than one family dwelling.



2: Fire Rated Shared Wall Missing - 5/8 X - Multiple Family Dwelling

Deficiencies

The attic was missing 5/8 inch Type X drywall, or another 1-hour fire rating method, for a common wall between multiple family dwelling units.

Note: A 1-hour fire rating method is required between unit structures that share the same roof structure with more than one family dwelling.

3: Shared Wall Missing - 5/8 X - Multiple Family Dwelling

Deficiencies

The attic was missing 5/8 inch Type X drywall, or another 1-hour fire rating method, for a common wall between multiple family dwelling units.

Note: A 1-hour fire rating method is required between unit structures that share the same roof structure with more than one family dwelling.

4: Structural Lumber- Damaged/Missing

Deficiencies

There was structural lumber that was damaged/missing in the attic.

Truss

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

Type of Exterior Walls: Brick Veneer, Cement Board

Preventive Maintenance:
Good maintenance practices include keeping the exterior envelope of a home painted to protect trim and siding from the elements, and to seal wall penetrations to prevent moisture intrusion. Please see the InterNACHI Lifetime Expectancy for paint and sealants. Warm & humid areas, such as the Houston Metropolitan area, often reduce the lifespan of exterior products.

Recently Remodeled/Textured/Painted:
Areas of the house appeared to have been recently remodeled/textured/painted. This may hide or cover deficiencies.

House Occupied/Staged:
All interior walls were not readily accessible for inspection due to wall paper, coverings, paneling, furniture, and/or stored items.

Cabinet Note:
Cabinetry is specifically excluded by the TREC Standards of Practice which governs this inspection. Cabinets are not structural components and are generally considered cosmetic in the same manner as floor, wall or ceiling covering, countertops, etc. Wall-hung cabinets may pose life-safety issues if over filled or poorly

secured to the wall. Inspectors are not able to determine the design strength of these, whether factory or custom built. Neither are inspectors able to evaluate the manner of effectiveness of the fastening method used. While visible failure of hung cabinets may be reported, we cannot determine failure points or warranty the performance. Care should be exercised in storing items in wall hung cabinets.

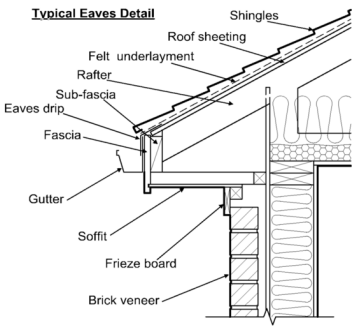
Interior Accessibility:
Wall paper, coverings, paneling, furniture, and/or stored items may limit inspection of walls, making them not readily accessible.

Townhouse/Condo/Duplex - Common Wall:
Inspector was unable to determine if 5/8 inch Type X drywall, or another 1-hour fire rated method, was used for the common wall between dwelling units.

1: Area Not Sealed - Exterior
Deficiencies

There were areas in the exterior envelope of the home that were not sealed to prevent moisture and insect intrusion.

These did not appear to affect the structure of the house at the time of inspection unless otherwise noted.



Eaves Detailed Diagram


Siding on Back and Several Locations


Around Exterior Lights


Front Entrance

2: Damage - Siding
Deficiencies

There was damaged or deteriorated siding in one or more areas.

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

I	NI	NP	D

Back

Front

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

House Occupied/Staged:
All floors were not readily accessible for inspection due to floor coverings, furniture and/or stored items.

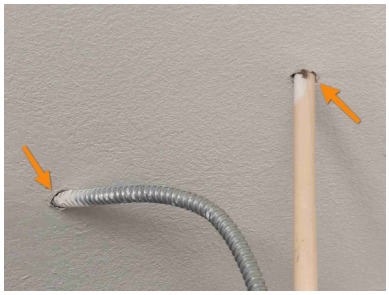
Accessibility:
Interior floors may not be readily accessible if they are obstructed by floor coverings, furniture, stored items, etc.

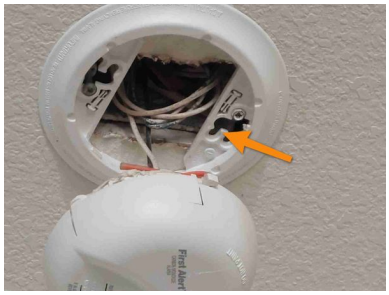
Slip & Fall Hazards:
Inspectors were unable to determine if any floors were slip or fall resistant, or manufactured with slip or fall resistant material. Any and all wet floors may become a slip & fall hazard. Floors on this inspection were visually inspected in "dry condition" and did not appear to be a slip hazard on the day of this inspection. Inspectors are not required by TREC and do not utilize any specialized tools to determine slip or fall resistance.

1: Garage Ceiling - Habitable - Not Sealed

Deficiencies

Garage ceiling with habitable space above was not sealed for fire blocking and/or prevention of harmful vapors entering the house in one or more areas.





2: Garage Floor - Cracks - Major

Deficiencies

There were one or more major cracks in the garage floor (greater than 1/8 inch wide).

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I	NI	NP	D

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

Comments:

Fire Rated Door to Attached Garage:

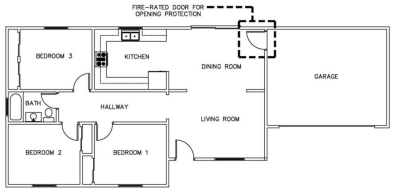
The opening between the garage and the house must be equipped with a door that provides protection per Section R302.5.1 of the International Residential Code.

This section of the code outlines the garage/home separation door requirements.

Any one of the following types of doors provided between the garage and house shall satisfy the requirements of Section R302.5.1.

- Solid Wood Door not less than 1-3/8 inches thick;
- Solid or Honeycomb-core Steel Door not less than 1-3/8 inches thick;
- 20 Minute Fire Rated Door

All of the doors mentioned above must be installed with a self-closing or automatic-closing device in order to comply. This device is installed to limit the free flow of carbon monoxide or other combustible fumes from entering the living area.



Example Diagram

Performance:

All interior/exterior doors open, close, lock, and were performing as intended with the following exceptions:

1: Closed/Opened - Voluntarily

Deficiencies

A door opened / closed voluntarily in one or more area(s).

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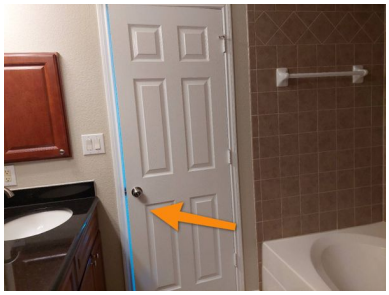
I	NI	NP	D



Master Bathroom

2: Garage Vehicle Door - Not Sealed

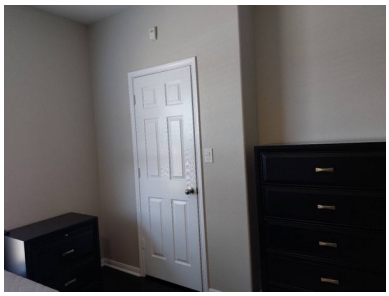
Deficiencies

The garage vehicle door was not sealed from the exterior.

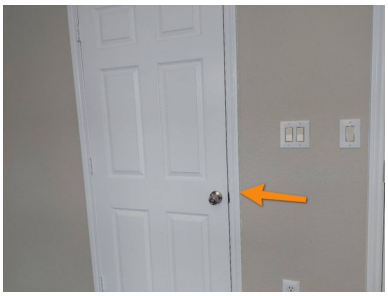
3: Not Latch

Deficiencies

A door did not latch.



Master Bedroom



Bedroom 1

☒ ☐ ☐ ☒ **H. Windows**

Comments:

Window Materials: Metal, Double Pane

Performance:

All readily accessible windows were inspected for performance to open/close and latch, and to verify screens were in place as required.

Child Safety Locks:

Child safety locks were installed on 2nd Floor and above to prevent an accidental fall.

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

I	NI	NP	D

House Occupied / Staged:
This house was occupied or staged. Due to furniture placement and/or window coverings, all windows were not readily accessible to be inspected for operation.

Accessibility:
Only readily accessible windows are inspected. Damaged blinds, curtains, decorative items on sills, and furniture prohibit access.

Defective thermal-pane windows are not always visible due to dirt, haze, cloudy days, rainy days, solar screens, and weather conditions. Storm windows are not removed.

1: Damaged/Deteriorated Trim
Deficiencies
Damaged or deteriorated trim was present on one or more window(s).


Living Room and Breakfast Nook

2: Egress Too Low - 2nd Floor
Deficiencies
Window was not a minimum of 24 inches from the floor on a second story room (or 72 inches above ground.)

Note: This could allow a small child to fall out the window.


Bedroom 1

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I	NI	NP	D

3: Locked in Place

Deficiencies

Windows were screwed/nailed to lock in place, and were not able to open.

Note: Windows unable to be opened are hazardous for emergency egress/rescue.

Bedroom 1 Both

4: Moisture*

Deficiencies

There was evidence of, what appeared to be, a previous moisture penetration at the interior window sills/frames in one or more locations.

Note: Inspector was unable to determine if this was an ongoing issue.

Breakfast Nook

5: Screens Damaged or Missing

Deficiencies

One or more window screens were damaged or missing.

Back

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

I	NI	NP	D	

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

Comments:

1: Riser Consistency

Deficiencies

Riser height on stairs was not consistent with a difference exceeding 3/8 inch.

2: Riser Height

Deficiencies

Riser height on the stairs exceeded 7-3/4 inches.

2nd Floor and Several Locations

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

Comments:

No Fireplace:

House did not have a fireplace.

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

Comments:

Slope:

Entryway and back appeared to have sufficient slope to allow for proper drainage during rain events.

1: Crack(s) - Minor

Deficiencies

There was one or more minor cracks (less than 1/8 inch wide) observed in the concrete.

These cracks are commonly referred to as "shrinkage cracks."

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

I	NI	NP	D

Front

II. ELECTRICAL SYSTEMS

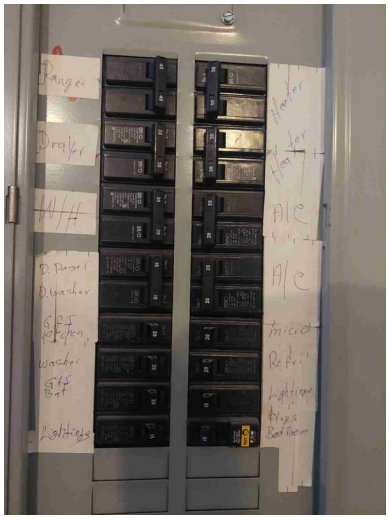
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Panel Box Location: Main, Garage

250 Volt Appliances: Electric Water Heater, Electric Clothes Dryer, Oven/Range, Electric Central Heating Unit, Electric Central Cooling Unit -
Service entrance panel board (box) note for 250 Volt Appliances listed above: **Although the overcurrent device(s) [circuit breaker(s)] appeared to be a compatible amperage for the appliances, the inspector was unable to determine if the conductors (wires) were the exact gauge needed without removing the conductors and using a micrometer to measure the size. Inspectors are not licensed electricians and never disassemble conductors from the service panel boxes for any purpose/reason.**

AFCI Locations: Not All Required Locations -
TREC Standards. (a) Service entrance and panels. The inspector shall report as Deficient:

(17) the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas; and (18) failure of operation of installed arc fault circuit interrupter devices.



1: AFCI - Not All

Deficiencies

The house does not have all required branch circuits protected with AFCI (Arc Fault Circuit Interrupter) as required under the 2020 NEC.

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

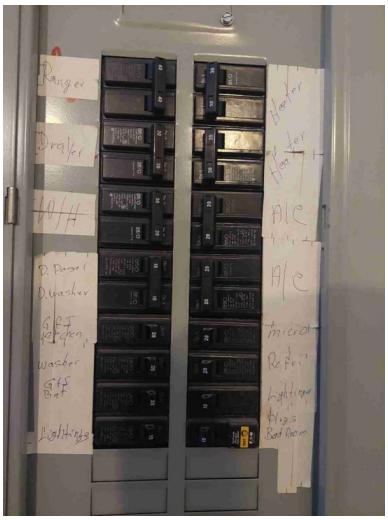
I	NI	NP	D

Note: While AFCI may not have been required when this house was built, Inspections of Texas recommends it as a worthwhile safety upgrade.

All remodeled homes are required to comply with the current standards, not when the house was built.

Click here to see why.

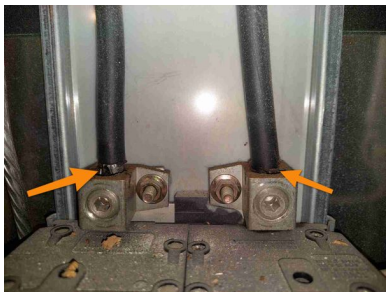
Click here to understand AFCI.



2: Anti-Oxidant

Deficiencies

Aluminum service entrance conductors were missing anti-oxidant compound.



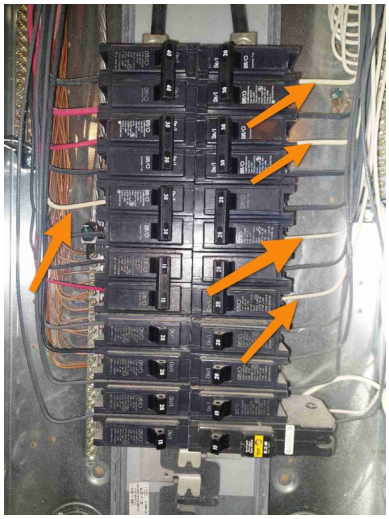
3: Wrong Color Wires (White)

Deficiencies

White wires (normally the neutral color) were used as hot wires (normally black or red) and were not labeled.

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

I	NI	NP	D



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

Type of Wiring: Copper Branch Wiring with Aluminum Service Entrance -

Comments:

GFCI Locations: Kitchen, Master Bathroom, Bathrooms, Exterior -
Note: GFCI is required in the kitchen, bathroom, garage, outdoor locations, and any receptacle 6 feet or less from the lip of a sink/lavatory.

Exterior locations also require weather resistant (bubble) covers.

Smoke Alarm Location(s): Smoke Detectors in the Bedrooms and in the Vicinity Outside the Bedrooms

Carbon Monoxide Alarm Location(s): Unable to Locate a Carbon Monoxide Detector

Tamper Resistant Receptacles: The house appeared to be supplied with Tamper-Resistant Receptacles for all 15-20 ampere 125 Volt receptacles., Dryer was not readily accessible - connected.

Electrical Safety Video (3 Minutes):
Learn about Electrical Outlets (Receptacles) Safety by watching this Quick Video: GFCI, AFCI, TRR Video by ESFI

Carbon Monoxide Awareness Article & Video:
Combination Smoke & Carbon Monoxide Video (5 minutes)

Carbon monoxide poisoning is the second most common cause of non-medicinal poisonings death. According to the CDC, over 10,000 people are poisoned by carbon monoxide needing medical treatment each year and more than 438 people in the U.S. die annually from carbon monoxide poisoning.

Inspections of Texas encourages homeowners to install Combination Smoke and Carbon Monoxide detectors in all areas required for Smoke Detectors as a safety upgrade to homes with gas appliances and/or attached garages. This added safety protection that is not required by the NEC may be as little as $10 per alarm.

House Occupied / Staged:

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

I	NI	NP	D

House was occupied or staged. Due to furniture placement and fixtures plugged into receptacles, not all wall receptacles were readily accessible to be inspected. Inspectors do not unplug or inspect personal items/fixtures. Therefore, inspectors were unable to to determine if all receptacles are Tamper Resistant Receptacles.

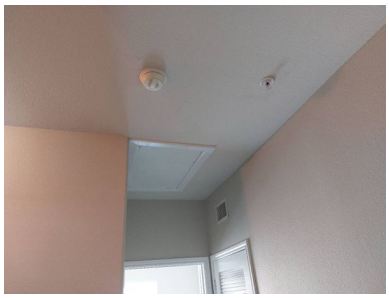
All Smoke Alarms Not Tested:
This inspection only confirms the presence of Smoke Alarms & Carbon Monoxide Detectors in the required areas as outlined by the National Fire Protection Association (NFPA) Standard 72: one smoke detector on every floor and in every sleeping area and outside every sleeping area within 15 feet line of sight; it cannot and shall not be within 3 feet of an air moving device or a bathroom door. Heat detectors or additional smoke detectors can supplement the basic system. Smoke alarms over ten years old should be replaced in a house as outlined by the National Fire Protection Association (NFPA) Standard 72 and will be commented in the report as Deficient. Additional areas for smoke/heat detectors to be considered are: kitchen, dining room, furnace room, attic, garage or utility room. This inspection does not verify the effectiveness, inter-connectivity of alarms/detectors, or the suitability for hearing impaired, and/or activate any smoke alarms. Smoke and carbon monoxide detectors should be checked on a monthly basis and batteries replaced annually, or as the manufacturer deems necessary. Alarm systems and/or sprinkler fire suppression systems are not inspected and beyond the scope of this inspection. Testing smoke detectors that are actively monitored can trigger a false alarm call with the local fire department and result in fines to the home owner, home buyer, representative real estate agents and/or home inspector. Professional Home Inspectors are typically not licensed by alarm monitoring companies to determine if an alarm system is actively monitored or not. It is the business decision of Inspections of Texas to not risk such false alarms.

Outdoor Lights:
Note: Lights and equipment activated by photocell switches are not inspected. Landscape and exterior low-voltage ground lighting are not included in this inspection. Smoke alarms are not inspected when a security system is in place.

1: Carbon Monoxide Detector Missing
Deficiencies

A permanently wired carbon monoxide detector was missing in a house that had gas burning appliances and/or an attached garage.

Click here to read why CO2 detectors are needed.


Smoke Only in All Required Locations

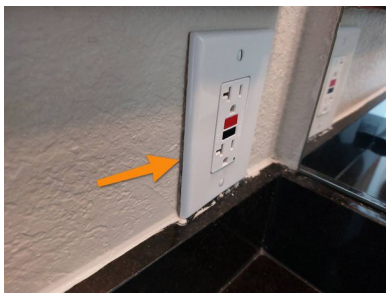
2: Cover Plate Not Sealed
Deficiencies

There were one or more cover plate(s) not sealed to the wall.

Note: This could allow a person to insert a metal instrument and be electrocuted.

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

I	NI	NP	D



Bathroom 1 and Several Locations

3: GFCI - Exterior Covers

Deficiencies

Exterior receptacles were missing weather resistant (bubble) covers.

Example Photo

Front

4: Light - Fixture Not Sealed

Deficiencies

One or more light fixtures were loose and not sealed against the ceiling or wall.

Note: This could allow a metal object to be inserted into the junction box.

Front Porch

5: Light - Flickered

Deficiencies

The light flickered when receptacle was tested for performance.

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

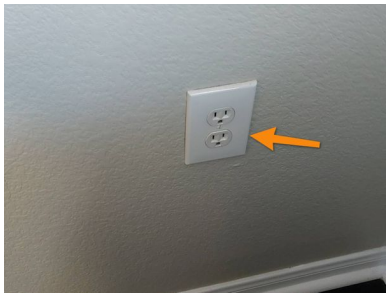
I	NI	NP	D

1st Floor Stairway

6: Receptacle - Loose

Deficiencies

Receptacle(s) was/were loose (moved with tester).



Master Bedroom

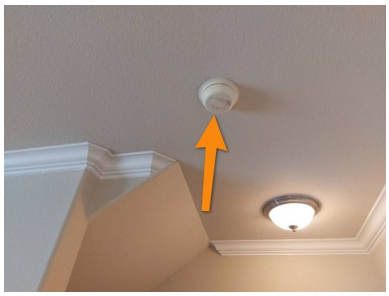
7: Smoke Alarm - Old

Deficiencies

One or more smoke alarm(s) appeared to be past the normal life expectancy of 10 years.

Recommend replacing with combination smoke & carbon monoxide alarm(s) as as safety upgrade.

(As of 2019 the National Electrical Code changed & now requires combination units in all locations that previously required smoke detectors for all new build homes. Some day this will be a deficiency for TREC Inspections.)



2nd Floor and Several Locations

☒ ☐ ☐ ☐ **C. Other - Doorbell**

Comments:

Doorbell:

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

I	NI	NP	D

Doorbell responded with an audible sound.

Camera System:
Doorbell appeared to have camera capability.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Central Heat
Energy Sources: Electric -

Number of Heating Units: 2
TREC Standard Inspection:
All HVAC equipment was operated and tested according TREC Standards of Practice. These standards include an operational test of the equipment, it does not include disassembling and accessing evaporator coils, heat exchangers, and condensers or compressors.

Opinion and Service Recommendation:
Although the heating system may perform as intended on the day of inspection, it is my opinion and recommendation that all heating systems be serviced prior to a real estate transaction, and at the beginning of the heating season, by a Professional Licensed HVAC technician to make certain the system is cleaned, serviced, brought up to manufacturer's recommended operating standards, and meets "Home Warranty" requirements.

100 Degrees F Reached:
The heating unit(s) in the house responded to the thermostat and produced air in excess of 100° F at the supply diffusers (registers/vents).

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner, Electric
Comments:
Number of Units:
2

Locking Caps Inspected: Yes. Missing Locking Caps -
Inspections of Texas recommends all refrigerant access ports be protected with locking caps that use a specialized tool to remove. Locking Refrigerant Caps are inspected to prevent refrigerant theft and inhalant abuse.

For more information please see the following video: How Locking Caps Prevents Death

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

I	NI	NP	D

International Mechanical Code 1101.10 & International Mechanical Code 1411.6 "Locking Access Port Caps. Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper resistant caps."


Photograph of Label / Stamp: Photo Taken

Right Unit

Left Unit

Opinion and Service Recommendation:
Although the cooling system may perform as intended on the day of inspection, it is my opinion and recommendation that all cooling systems be serviced prior to every real estate transaction by a Professional Licensed HVAC technician to make certain the system is cleaned, serviced, brought up to manufacturer's recommended operating standards, and meets "Home Warranty" requirements.

Temperature Differential Acceptable:
The cooling unit(s) responded to the thermostat. Supply air temperature and return air temperature measured within the acceptable 15-22 degree Fahrenheit difference, where 18 degrees F is the ideal.

Scope of Inspection:
The adequacy, efficiency of capacity, and purity of air in an air distribution system is not determined in this inspection. Electronic air filters, zoning dampers, air purifiers, and humidifiers in the air distribution systems are not inspected. These matters are beyond the scope of this inspection, which follows the guidelines set forth in the TREC Standards of Practice.

1: Locking Caps Missing - Liquid Coolant Lines
Deficiencies

Locking caps were missing from the liquid coolant lines.

Watch this video to understand why this is important.

Note: Recommend a Professional Licensed HVAC Technician install locking caps that prevent people from opening liquid coolant lines without a specialized tool. This has been in the International Residential Code since 2009.

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

I	NI	NP	D


Example of Locking Caps


Right Unit

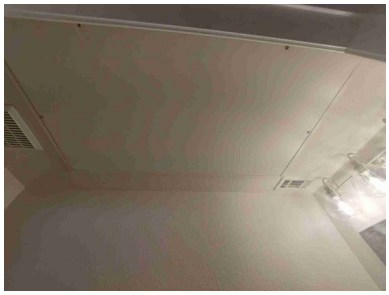

Left Unit

2: Accessibility - HVAC System

Deficiencies

The HVAC system in the half bath on the 2nd Floor was not readily accessible for inspection.

Note: The cover plate would not disengage when the screws were removed.



3: Air Filter(s) Incorrect

Deficiencies

3rd Floor Unit

The air filter was not the correct size recommended by the manufacturer and the cover door was missing.

Note: This allowed dirt, dust and debris to enter the coil area where orange arrows point in photo.

Recommend a Professional Licensed HVAC make certain the HVAC system is cleaned, serviced, brought up to manufacturer's recommended operating standards, and meets "Home Warranty" requirements and safety standards.

Suction felt at arrows

4: Debris - Outside

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

I	NI	NP	D

Deficiencies

There was debris present in/at the outside condenser unit in one or more places.

Left Unit

Right Unit

5: Recommendation - Locking Caps

Recommendations

Recommend a Professional Licensed HVAC Technician install locking caps that prevent people from opening liquid coolant lines and perform any and all other maintenance/repairs to make certain the HVAC system is cleaned, serviced, brought up to manufacturer's recommended operating standards, and meets "Home Warranty" requirements and safety standards.

6: Recommendation - Licensed HVAC

Recommendations

The cooling unit(s) should be serviced by a Professional Licensed Heating, Ventilation, and Air Conditioning Technician to make certain the system is cleaned, serviced, brought up to manufacturer's recommended operating standards, and meets "Home Warranty" requirements.

***On new homes the Builder should provide the Buyer with a copy of the IECC Energy Inspection report, and the "Third Party" Inspection Report.**

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

Comments:

Type of Ductwork: Flex

Current Energy Code for HVAC Ducts:

N1103.2.1 (R403.2.1) Insulation (Prescriptive). Supply ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.

Exception: Ducts or portions thereof located completely inside the *building thermal envelope.*

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

I	NI	NP	D

Inspector's Note: In order to follow the above exception of being completely inside the *building thermal envelope* the ducts must be (1) located in a conditioned space such as required when spray foam insulation is applied under the roof sheathing/structure, or (2) located in conditioned space such an insulated basement, or (3) located within the insulated drywall on the interior of the home.

Limited Visual Inspection:
Visual inspection underneath the roof is limited to access of attic in areas where a 24" wide walking deck is present. Conditions may exist where ducts are unable to be inspected.

Unable to observe most ducts from the scuttle hatch. :

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Shared - Townhome/Condo

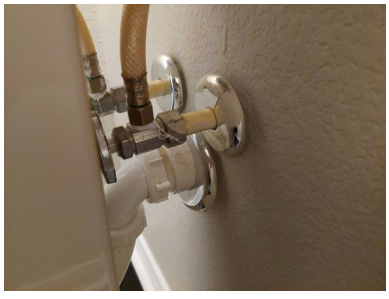
Location of Main Water Supply Valve: Unable to locate -

Static Water Pressure Reading: 0 Not Readily Accessible -
Water pressure reading is a cursory test. The pressure of the system can vary throughout the day.

Note: Average water pressure should be between 40 & 80 psi

Left Side

Type of Supply Piping Material: PVC/ CPVC



Comments:

# of Bathrooms: 2-1/2

Limited Inspection:
Note: Concealed or buried plumbing pipes and equipment are not able to be visually inspected for type of material, leaks or defects. Water purification systems are beyond the scope of this inspection. Laundry equipment and distribution lines are not operated to inspect for drain overflows or leaks.

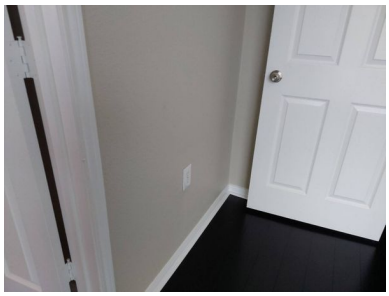
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

1: Access Panel No Ready Access

Deficiencies

The plumbing panel did not have ready access to inspect.



Bathroom 1

2: Fixture - Damaged

Deficiencies

A fixture was damaged.

Master Bathroom

Toilet in Half Bath

3: Fixture - Slow Fill

Deficiencies

A fixture was slow to fill the lavatory/sink/tub/toilet.

Bathroom 1

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

I	NI	NP	D

4: Odor
Deficiencies
All Locations
There was an odor when the water was turned on.

5: Sealant Missing
Deficiencies
There was sealant missing in one or more places.


Kitchen

6: Shower - Sprayer Length
Deficiencies
Shower sprayer length fell below water retainment line in tub / shower which could allow backflow of dirty water into clean water system.


Bathroom 1

7: Tile Cracked/Damaged
Deficiencies
One or more tiles were cracked or damaged in a bathroom or kitchen.


Kitchen Counter

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

I	NI	NP	D

8: Toilet or Tank - Component Performance

Deficiencies

One or more toilet or tank components did not perform as intended.

Handle Held Down to Flush in Master Bathroom

Handle Held to Flush in Bathroom 1

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

Type of Drain Piping Material: PVC

Comments:

Plumbing Drainage Recommendation:

It is the recommendation of Inspections of Texas all houses:

1) 40+ years old,

2) with past foundation repairs, and/or

3) in need of a Professional Licensed Structural Engineer to make a more in depth analysis of the foundation,

should have the plumbing inspected for possible leaks in the system by a Professional Licensed Plumber.

House Occupied/Staged:

Houses that are occupied/staged have products under the sinks and lavatories that make the drains not readily accessible. Inspection of drains and fixtures in houses that are occupied/staged are limited by what can be seen.

Accessibility:

Only visible and readily accessible pipes are inspected. Concealed and buried pipes are beyond the scope of this inspection.

1: Drain Bubble - Tub / Lavatory

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

I	NI	NP	D

Deficiencies

There was a bubble when the water drained from the fixture.

Note: This may indicate a drainage problem such as a clog in the drain line.

Master Bathroom Left

2: Odor

Deficiencies

A bad odor emanated from the toilet/ drain pipe in one or more locations.

Half Bath and Several Locations

3: Stopper Didn't Work / Missing

Deficiencies

The stopper mechanism didn't work for either going up or down or it was missing.

Master Bathroom

Bathroom 1

4: Recommendation - Plumbing Drainage

Recommendations

Odor -

It is the recommendation of Inspections of Texas that the house should have the Plumbing Inspected for possible leaks in the system by a Professional Licensed Plumber due to this/these condition(s).

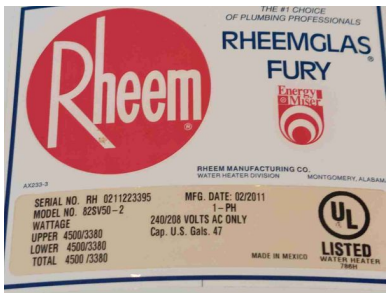
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

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

Energy Sources: Electric

Capacity: 47 Gallons



Comments:

On-Demand Water Heaters:

Buyer should Obtain All User & Warranty Information for On-Demand Water Heaters. If an on-demand water heater was installed on the exterior of the home, the buyer should make certain the unit was designed for exterior use and will not void the warranty of the appliance.

Number of Water Heating Units: 1

Operation of Water Heater(s):

Note: Water heater(s) operated and delivered hot water to all fixtures.

Annual Flush:

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. This is especially important when there is more than one water heater in a house and less than six people live there.

TPR Test:

The temperature pressure relief valve was not tested. Testing may cause damage to the interior of the home.

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

Comments:

GFCI Protection: was not present without equipment

Pump Was: not present without equipment

Sanitary Note:

When there is a hydro-massage therapy tub present in a home Inspections of Texas recommends for health purposes, the unit should be professionally cleaned, serviced, be brought up to manufacturer's specifications and home warranty standards, and be sanitized.

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

Location of Gas Meter: No Gas

Type of Gas Distribution Piping Material: There was no gas line.

Comments:

Gas Meter Bond: No Gas

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

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

I	NI	NP	D

Dishwasher Performed:
The Dishwasher performed as intended on the day of inspection.

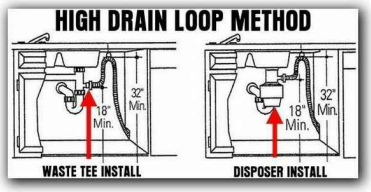
Disconnect was/were the plug(s) at the receptacle outlet under the sink.:

Defect Limitation:
Dishwasher was run to inspect performance of sprayers, soap dispensers, check for leaks, and listen for smooth performance. Leaks may not be detected if water does not appear on the flooring on the day of inspection.

1: A High Loop Missing
Deficiencies

The backflow prevention device (high drain loop) was missing from the drain line to the disposer.

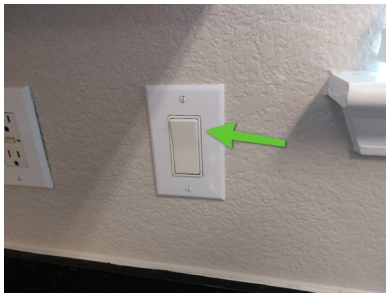
Backflow prevention devices restrain waste water from entering the clean water system.



High Drain Loop Backflow Prevention

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Comments:
Left - Switch was located left of kitchen sink. :



1: Disposer Backed Up
Deficiencies

The disposer/drain backed up into one or more sinks when the disposer ran during the plumbing drain check.

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

I	NI	NP	D

2: Noise / Vibrated

Deficiencies

Disposal made noise and vibrated beyond normal performance.

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

Comments:

Range Exhaust Vent Type: Recirculating at microwave

Fan & Light Performed - Microwave:
The switches energized the exhaust fan and light at the microwave.

Limited Visual Inspection:
A visual inspection of the exhaust system is not always possible. Inspectors are restricted to using a 24 inch wide path to reach equipment and make observations to walk safely in the attic. Exterior downdraft exhausts may be hidden behind vegetation.

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

Comments:

Type of Cooking Appliance: Range All Electric

Temperature: 350 Degrees Fahrenheit -
The oven produced the above temperature when set at 350 degrees F in the bake mode.

Anti-tip Present:
The range appeared to have an anti-tip mechanism in place

Accessibility:
Note: Appliances must be readily accessible to inspect.

☒ ☐ ☐ ☒ **E. Microwave Ovens**

Comments:

Performance Test:
The microwave oven passed the performance test. 16 ounces of water was heated above 100 degrees F in one minute.

Radiation:
Note: Microwave ovens are not inspected for radiation.

Built-in:
Only built-in microwave ovens are normally inspected.

1: Microwave Loose

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

I	NI	NP	D

Deficiencies

The microwave was loose and moved when keypad numbers were pushed.

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

Limited Visual Inspection:

A visual inspection of the mechanical exhaust system in the attic is not always possible. Inspectors are restricted to using a 24 inch wide path to reach equipment and make observations to walk safely in the attic.

1: Lint - Bathroom

Deficiencies

Bathroom exhaust had lint or a foreign substance in the vent.

Recommend all dirty fans be cleaned or replaced.

Click Here to Watch Video on Dangers of Dirty Fans.

Click Here to read Why Dirty Fans are Dangerous.

Half Bath and Several Locations

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

1: Emergency Release Rope Handle Missing/Damaged

Deficiencies

The emergency release mechanism rope handle was missing/damaged.

Note: This could prevent egress in an emergency and prevented inspection of the door spring tension.

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

I	NI	NP	D

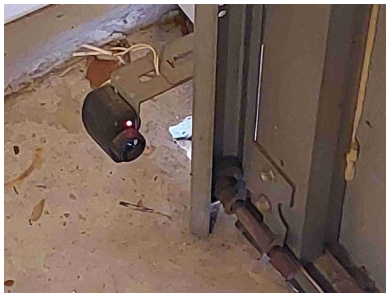
Handle Missing

2: Performance Incorrect - Hold Button

Deficiencies

The garage door opener did not perform as intended.

Note: Button was held down to close the door. This did not allow for inspection of the pressure sensors for the downward motion.



☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

Vented to Exterior:

Dryer exhaust appeared to vent to the exterior.

Transition Duct Material:

Client should check warranty information for the dryer to make certain the transition duct material attached from the back of the dryer to the vent exhaust on the wall is a smooth metal 28 Guage material as most manufacurer's now require.

All dryer ventilation that exhausts through the roof should be Professionally Cleaned of Lint Buildup a minimum of every 12 months.:

Dryer Exhaust:

Dryer exhaust systems that extend through walls and terminate on a different level of the house may not be readily accessible.

1: Transition Duct Material

Deficiencies

Transition duct from dryer to dryer vent was made from a material no longer accepted by dryer manufacturers.

Note: Buyer should not use this duct if it is left with the house. See new material example in photo.

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

I	NI	NP	D

New Duct Example (Flexible Metal)