

 **Advantage** *Home Inspections*



100 SOUTH BROCKMAN
CLUTE, TX 77531



PROPERTY INSPECTION REPORT FORM

DANZIG HAMPTON <i>Name of Client</i>	01/20/2024 <i>Date of Inspection</i>
100 SOUTH BROCKMAN, CLUTE, TX 77531 <i>Address of Inspected Property</i>	
Eddie Rape <i>Name of Inspector</i>	TREC # 5013 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS IS A VISUAL INSPECTION ONLY. INSPECTORS ARE NOT REQUIRED TO INSPECT PER LOCAL CODES, BUT MAY PERFORM A HIGHER STANDARD INSPECTION. WE DO NOT CHECK CLEANING CYCLES ON OVENS, TELEPHONE WIRING, SMOKE DETECTORS, REFRIGERATORS, FREEZERS, ICE MAKERS, WATER SOFTENERS, SPRINKLER SYSTEMS, MAIN SEWER DRAINS, CLEAN OUTS OR NON-VISIBLE UNDERGROUND PLUMBING. GAS LINES ARE CHECKED FOR LEAKS WHERE THEY ARE CONNECTED TO GAS APPLIANCES AND ARE NOT CHECKED AT ANY OTHER AREAS. A PRESSURE CHECK ON THE GAS LINES SHOULD BE PERFORMED BY A LICENSED PLUMBER TO INSURE GAS LINES ARE NOT LEAKING. WE DO NOT MOVE FURNITURE, RUGS OR PAINTINGS. WE INSPECT ONLY WHAT WE SEE. THIS COMPANY AND REPORT PROVIDES NO WARRANTY, IMPLIED OR OTHERWISE, ON ANY COMPONENT OF THIS PROPERTY. WE MAKE EVERY EFFORT TO INSPECT FOR ROOF LEAKS, HOWEVER A HARD, WIND BLOWN RAIN IS THE ONLY SURE METHOD OF FINDING A ROOF LEAK. BUYER NEEDS TO MAKE A FINAL WALK THRU OF THE RESIDENCE, BEFORE CLOSING, AFTER OCCUPANTS AND ALL THE FURNITURE HAS BEEN REMOVED FROM THE RESIDENCE. THE INSPECTION WAS CONDUCTED UNDER THE STANDARDS ESTABLISHED BY THE TEXAS REAL ESTATE COMMISSION AND DOES NOT PROVIDE FOR AN INSPECTION FOR MOLD, MILDEW, OR OTHER BIOLOGICAL SUBSTANCES OR DETECTION OF LEAD BASED PAINT. ALL ITEMS LISTED AS IN NEED OF REPAIR SHOULD BE REPAIRED BY LICENSED PROFESSIONALS RELATED TO THEIR FIELD OF EXPERTISE.

THIS REPORT DOES NOT INCLUDE WINDSTORM AND/OR COASTAL COUNTY CODES AND/OR REQUIREMENTS. I RECOMMEND CONSULTING WITH YOUR INSURANCE PROVIDER CONCERNING CURRENT REQUIREMENTS.

THIS REPORT DOES NOT COVER SIGNS OF DAMAGE FROM WOOD DESTROYING INSECTS OR SIGNS OF WOOD DESTROYING INSECTS. AN INSPECTION FROM A LICENSED PEST CONTROL COMPANY IS ADVISED.

THIS REPORT WAS PREPARED FOR THE SPECIFIC BENEFIT OF MY ABOVE LISTED CLIENT AND NOT FOR SECONDARY READERS.

NOTE: OUTSIDE TEMPERATURE WAS 47 DEGREES AT BEGINNING OF INSPECTION.

DIRECTIONAL REFERENCE POINT; LISTING FRONT SIDE OF RESIDENCE AS SOUTH
RECORDS INDICATE HOME WAS BUILT IN 1960.

I=Inspected

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D=Deficient

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): PIER & BEAM.

Comments:

NOTE: DUE TO EXPANSIVE SOIL TYPES TYPICALLY FOUND IN THIS AREA, SOME SIGNS OF MOVEMENT/SETTLEMENT ARE ALMOST ALWAYS FOUND. A FOUNDATION WATERING PROGRAM IS RECOMMENDED. WEATHER CONDITIONS, LEAKAGE AND OTHER ADVERSE FACTORS ARE ABLE TO EFFECT STRUCTURES AND DIFFERENTIAL MOVEMENTS ARE LIKELY TO OCCUR. THE INSPECTORS OPINION IS BASED ON VISUAL OBSERVATIONS OF ACCESSIBLE AND UNOBSTRUCTED AREAS OF THE STRUCTURE AT THE TIME OF THE INSPECTION. FUTURE PERFORMANCE OF THE STRUCTURE CANNOT BE PREDICTED OR WARRANTED. MOST LOCAL FOUNDATION COMPANIES PROVIDE FREE FOUNDATION INSPECTIONS. THE COMPANIES MAY ALSO HAVE PREVIOUS FOUNDATION REPAIR AND/OR PAST INSPECTION INFORMATION.

THE SOIL NEEDS TO BE WATERED AROUND ALL SIDES OF THE FOUNDATION. SOAKER HOSES SHOULD BE PLACED AROUND THE FOUNDATION WALLS AND THE SOIL SHOULD BE WATERED 60 MINUTES A DAY DURING THE SUMMER MONTHS (FROM TAX TIME TILL HALLOWEEN). TIMER BOXES SHOULD BE INSTALLED AT SOAKER HOSES TO PREVENT RELYING ON MEMORY TO TURN THE SOAKER HOSES OFF AND ON. WATERING THE SOIL NEAR THE FOUNDATION WALLS WILL HELP PREVENT FUTURE FOUNDATION PROBLEMS.

NOTE: PIER & BEAM FOUNDATIONS ARE PRONE TO MODERATE AND/OR EXCESSIVE MOVEMENT REQUIRING FOUNDATION BLOCKS TO BE RE-LEVELLED PERIODICALLY.

NOTE: I WAS UNABLE TO CRAWL UNDER THE HOUSE DUE TO INADEQUATE CLEARANCE. THE CRAWL SPACE UNDER THE RESIDENCE HAS HEADROOM LESS THAN 8 TO 10 INCHES OF CLEARANCE AND WAS NOT ACCESSIBLE. I WAS UNABLE TO LOOK UNDER THE RESIDENCE AT ALL SIDES OF THE HOUSE. I WAS UNABLE TO VIEW ALL SIDES OF THE FLOOR JOIST AND FLOOR DECKING. I DID LOOK UNDER THE RESIDENCE AT THE MOST ACCESSIBLE AREAS WITH A VERY BRIGHT FLASHLIGHT. HIDDEN DEFICIENCIES MAY EXIST THAT WERE NOT OBSERVED, DUE TO LACK OF PROPER ACCESS. T.R.E.C. STANDARD OF PRACTICE GUIDELINES DO NOT REQUIRE CRAWL SPACE ENTRY WHERE HEAD-ROOM IS LESS THAN 18 INCHES HIGH OR ACCESS OPENING IS LESS THAN 24 INCHES WIDE.

NOTE: DIFFERENT LEVEL OF SLABS INCREASE THE RISKS OF FALLS.

NOTE: NO MOISTURE BARRIER (POLYETHYLENE SHEET) WAS OBSERVED ON THE GROUND, BELOW THE RESIDENCE. THE ABSENCE OF A MOISTURE BARRIER CAN RESULT IN ELEVATED MOISTURE LEVELS IN THE AIR IN CRAWL SPACES AND IN THE LIVING SPACE. ELEVATED MOISTURE CAN CAUSE DAMAGE TO STRUCTURAL FOUNDATION COMPONENTS AND OTHER BUILDING MATERIALS. A PROPERLY INSTALLED MOISTURE BARRIER IS VERY IMPORTANT TO HELP MINIMIZE MOISTURE DAMAGE.

1.MODERATE TO EXCESSIVE SIGNS OF MOVEMENT WERE OBSERVED AT MOST ROOMS THROUGHOUT RESIDENCE. SEVERAL DOORS THROUGHOUT RESIDENCE DO NOT PROPERLY FIT INTO THE DOOR FRAMES. FLOORS SLOPE EXCESSIVELY AT SEVERAL ROOMS THROUGHOUT RESIDENCE.

2.SOME FOUNDATION BLOCKS ARE CRACKED AND UNDERSIZED. CINDER BLOCKS ARE REQUIRED TO BE AT LEAST 8" X 8"X 16" PLACED IN A HORIZONTAL POSITION ON TOP

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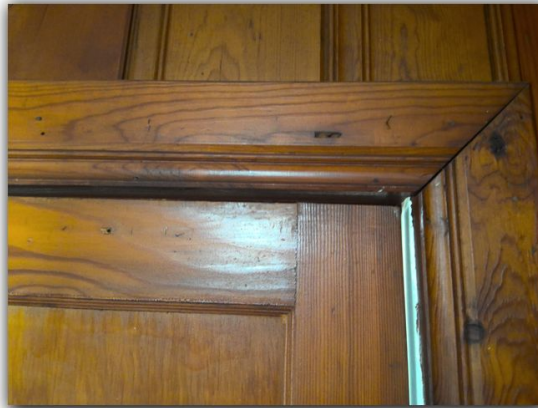
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OF THE PAD. PIER PADS ARE MISSING AND/OR UNDERSIZED. ALL PIERS (BLOCKS) SHOULD BE RESTING ON 16"X16"X 4" CONCRETE PADS. SEVERAL FOUNDATION BEAMS ARE EXCESSIVELY CRACKED, BOWED AND ARE PULLING AWAY AT BEAM JOINTS. SEVERAL FOUNDATION BLOCKS ARE LEANING EXCESSIVELY AND/OR NOT TOUCHING BEAMS. MOST TERMITE SHIELDS ARE EXCESSIVELY CORRODED. FOUNDATION COMPONENTS HAVE INSUFFICIENT ELEVATION ABOVE FINISHED GRADE OF THE CRAWL SPACE. CURRENT CODES REQUIRE A MINIMUM OF 12 INCHES OF CLEARANCE BETWEEN THE BEAMS AND GRADE, AND A MINIMUM OF 16 INCHES OF CLEARANCE BETWEEN THE FLOOR JOISTS AND GRADE. FLOOR DECKING IS WEATHER DAMAGED AND/OR ROTTEN AT VARIOUS AREAS BELOW RESIDENCE. VIEW OF MOST FLOOR DECKING WAS NOT ACCESSIBLE.

DUE TO DEFICIENCIES OBSERVED, I BELIEVE THE PIER & BEAM FOUNDATION IS IN NEED OF REPAIR. I RECOMMEND CONSULTING WITH A FOUNDATION SPECIALIST.

NOTE: LIMITED PHOTOGRAPHS DUE TO LACK OF ACCESS BELOW THE RESIDENCE.



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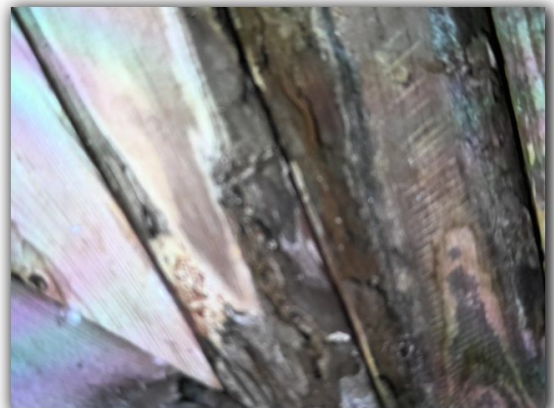
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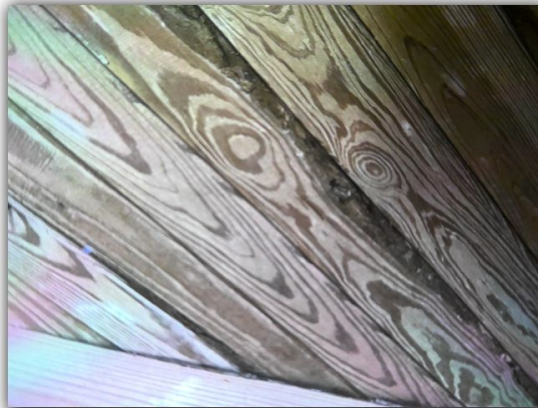
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B. Grading and Drainage

Comments:

NOTE: THE FINISHED GRADE SHOULD SLOPE AWAY FROM THE RESIDENCE/STRUCTURE AT A RATE OF ONE INCH PER FOOT FOR A MINIMUM DISTANCE OF SIX FEET FROM THE STRUCTURE.

1.CRAWLSPACE GRADING IS LOWER THAN THE SURROUNDING YARD IN SOME AREAS. THIS CAN CAUSE WATER TO DRAIN AND POND BELOW THE RESIDENCE. IDEALLY, CRAWLSPACE GRADING SHOULD BE SLOPED TO ALLOW WATER TO DRAIN FROM BENEATH THE RESIDENCE.

2.TREES ARE TOO CLOSE TO FOUNDATION AT N/E AND S/W SIDES OF RESIDENCE.

3.TREE LIMBS AND/OR SHRUBS SHOULD BE KEPT FROM TOUCHING ANY BUILDING MATERIALS SUCH AS SIDING, TRIM, WINDOW SCREENS, FACIA BOARDS, SOFFIT BOARDS OR SHINGLES.

4.SOIL IS TOO HIGH AT N/E SIDE OF RESIDENCE. SOIL/FLOWERBEDS NEED TO BE KEPT AT LEAST 6 INCHES BELOW SIDING.



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C. Roof Covering Materials

Types of Roof Covering: COMPOSITION SHINGLES.

Viewed From: WALKED ON ROOF.

Comments:

NOTE: THIS REPORT IS AN OPINION OF THE GENERAL CONDITION OF THE ROOF. CLIENTS ARE URGED TO CONTACT THEIR INSURANCE COMPANY ABOUT THE INSURABILITY OF THE ROOF. IF THE BUYER HAS CONCERNS ABOUT THE INTEGRITY OF THE ROOF STRUCTURE, ROOF COVERING OR OTHER MATERIALS, COST OF REPAIRS OR LIFE EXPECTANCY OF THE ROOF, A QUALIFIED ROOFING CONTRACTOR SHOULD BE CONTACTED. ROOFING MATERIALS HAVE A LIMITED SERVICE LIFE AND MAY HAVE TO BE SPOT REPAIRED SHOULD LEAKS OCCUR PRIOR TO REPLACEMENT. ROOF MAINTENANCE IS AN ONGOING PROCESS AND INCLUDES KEEPING THE ROOF CLEAR OF DEBRIS, REPLACING ANY LOOSE, DAMAGED OR MISSING SHINGLES AND SEALING ANY GAPS AT FLASHING MATERIALS. MOST LOCAL ROOFING COMPANIES PROVIDE FREE ROOF INSPECTIONS.

NOTE: TEXAS DEPARTMENT OF INSURANCE RECORDS INDICATE THE SHINGLES ARE APPROXIMATELY 6 YEARS OLD.

NOTE: SATELLITE DISHES SHOULD NOT BE INSTALLED ON ROOF SHINGLES DUE TO POTENTIAL ROOF LEAKS.

- 1.DAMAGED/MISSING SHINGLES WERE OBSERVED AT MAIN RIDGE VENT.
- 2.DETACHED GARAGE; SHINGLES ARE RAISED, CRACKED, CHIPPED, DAMAGED, MISSING AND/OR LOOSING AGGREGATE AT VARIOUS AREAS AT ALL SIDES OF DETACHED GARAGE. MOST SHINGLES APPEAR TO BE VERY BRITTLE, WEATHER DAMAGED AND ARE NEARING THE END OF THEIR LIFE SPAN.

I RECOMMEND CONSULTING A REPUTABLE ROOFING CONTRACTOR FOR FURTHER EVALUATION.

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D. Roof Structures and Attics

Viewed From: INSIDE ATTIC

Approximate Average Depth of Insulation: 0 TO 11 INCHES THICK.

Comments: LOOSE (BLOWN) AND BLANKET INSULATION.

THE ATTIC INSPECTION IS LIMITED TO VISUAL AND ACCESSIBLE AREAS ONLY. INSULATION, AIR DUCTS, H.V.A.C. EQUIPMENT, ATTIC FLOOR DECKING, PERSONAL PROPERTY, LOW ROOF CLEARANCE AND ABSENCE OF SAFE WALKING SURFACES HINDER OR PREVENT THE VISUAL INSPECTION OF INACCESSIBLE COMPONENTS TO ROOF STRUCTURES, CEILING JOISTS, PLUMBING, ELECTRICAL WIRING, ETC. ALTHOUGH EXCESSIVE RODENT AND/OR PEST ACTIVITY IS REPORTED WHEN OBSERVED, THIS COMPANY IS NOT A LICENSED PEST CONTROL COMPANY AND DOES NOT REPORT OR IDENTIFY WOOD DESTROYING INSECTS. I RECOMMEND HIRING A LICENSED PEST CONTROL COMPANY, WHILE STILL IN THE OPTION PERIOD.

NOTE: ATTIC ACCESS WAS LIMITED DUE TO LOW ROOF CLEARANCE, HOUSE DESIGN AND ABSENCE OF SAFE WALKING SURFACE. ROOF STRUCTURE AND ATTIC AREAS ARE LIMITED TO AREAS THAT CAN BE SAFELY ACCESSED.

NOTE: EXCESSIVE AMOUNTS OF RODENT WASTE WAS OBSERVED AT VARIOUS AREAS THROUGHOUT THE ATTIC. I RECOMMEND CONSULTING A LICENSED PEST CONTROL TECHNICIAN FOR FURTHER EVALUATION.

NOTE: THE ROOF DECKING IS SHIPLAP TYPE WOOD DECKING. SHIPLAP IS RARELY

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USED IN MODERN RESIDENTIAL CONSTRUCTION. DURING THE RE-ROOFING PROCESS IT IS COMMON FOR ROOFER'S TO OBSERVE THE WOOD TO BE SPLIT, CHUNKED AND DAMAGED AT THE TOP SIDE OF THE BOARDS. THIS CONDITION IS NOT AS EASILY OBSERVED FROM THE ATTIC SIDE. MOST OF THE TIME THE DAMAGE IS NOT OBSERVED UNTIL THE ROOF COVERING IS STRIPPED. IN MANY CASES THE ROOF DECKING NEEDS TO BE REPLACED DUE TO THE DAMAGED DECKING. THIS POTENTIAL ISSUE MAY NEED TO BE FACTORED IN, FOR A MORE ACCURATE RE-ROOF ESTIMATE. I RECOMMEND CONSULTING WITH A REPUTABLE ROOFING CONTRACTOR FOR FURTHER EVALUATION.

1.ATTIC ACCESS OPENING IS TOO SMALL. CURRENT REQUIREMENTS, REQUIRE AN ATTIC ACCESS OPENING NOT LESS THAN 22 INCHES BY 30 INCHES AND BE LOCATED IN A READILY ACCESSIBLE LOCATION.

2.INADEQUATE ROOF SUPPORT. MISSING AND/OR UNDERSIZED RAFTERS, PURLIN BOARDS, COLLAR TIES AND RIDGE BEAM SUPPORT BOARDS WERE OBSERVED THROUGHOUT ATTIC. I RECOMMEND CONSULTING A REPUTABLE CONTRACTOR FOR FURTHER EVALUATION.

3.SCREEN IS LOOSE, TORN AND/OR MISSING AT SOME SOFFIT VENTS. THE SCREEN NEEDS TO BE REPAIRED TO PREVENT PESTS, BIRDS OR ANIMALS FROM ENTERING THE ATTIC.



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E. Walls (Interior and Exterior)

Comments:

NOTE: OBVIOUS DAMAGE TO THE WALL COVERINGS, PAINT, CABINETS, ETC. ARE NOT PART OF THIS INSPECTION UNLESS THE ABOVE ITEMS AFFECT THE STRUCTURAL PERFORMANCE OR WATER PENETRATION. INSPECTION OF EXTERIOR COMPONENTS OF THE HOME IS LIMITED TO OBVIOUS DEFECTS AT THE SURFACE OF THE EXTERIOR CLADDING. THE EXTERIOR OF THE STRUCTURE WAS VISUALLY INSPECTED FOR MAJOR DEFECTS. MAINTENANCE ITEMS SHOULD BE ADDRESSED AS SOON AS POSSIBLE TO PREVENT DETERIORATION TO BUILDING MATERIALS.

INTERIOR: SHEETROCK AND PANELING.

NOTE: WATER STAINS WERE OBSERVED ON WALLS AT VARIOUS AREAS THROUGHOUT RESIDENCE. THE STAINS APPEAR TO BE OLD. I PLACED A MOISTURE METER ON THE WATER STAINS AND THE MOISTURE METER DID NOT DETECT ANY SIGNIFICANT LEVELS OF MOISTURE AT/AND NEAR THE STAINS.

1.WATER STAINED AND/OR DAMAGED WALLS WERE OBSERVED AT LOWER, EAST WALL OF EAST SIDE BEDROOM. I PLACED A MOISTURE METER ON THE WALLS AND THE MOISTURE METER DETECTED VERY HIGH LEVELS OF MOISTURE AT/AND NEAR THE STAINS.

2.MODERATE TO EXCESSIVE SETTLEMENT CRACKS TO SHEETROCK WALLS AND/OR LOOSE/BOWED PANELING WAS OBSERVED AT MOST ROOMS THROUGHOUT RESIDENCE.

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EXTERIOR: WOOD.

1.SIDING, FACIA BOARDS, SOFFIT BOARDS AND/OR TRIM ARE LOOSE, CHIPPED, NEEDS MORE CAULKING, NEEDS MORE PAINT AND/OR WEATHER DAMAGED AND/OR ROTTEN AT VARIOUS AREAS AT ALL SIDES OF RESIDENCE AND DETACHED GARAGE.

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F. Ceilings and Floors

Comments:

NOTE: OBVIOUS DAMAGE TO CEILING PAINT, FLOOR COVERINGS, ETC. ARE NOT PART OF THIS INSPECTION UNLESS IT EFFECTS THE STRUCTURAL PERFORMANCE OR WATER PENETRATION.

CEILINGS: SHEETROCK.

1.EXCESSIVE SETTLEMENT CRACKS WERE OBSERVED AT DEN.



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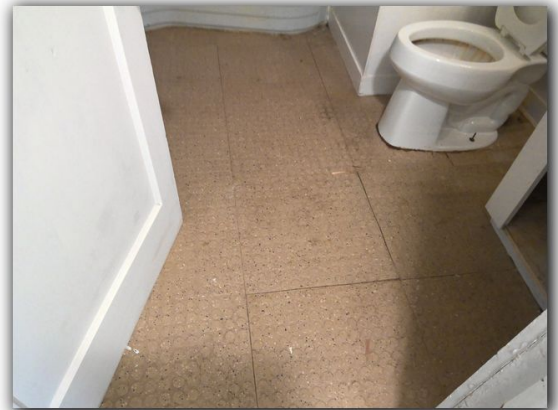
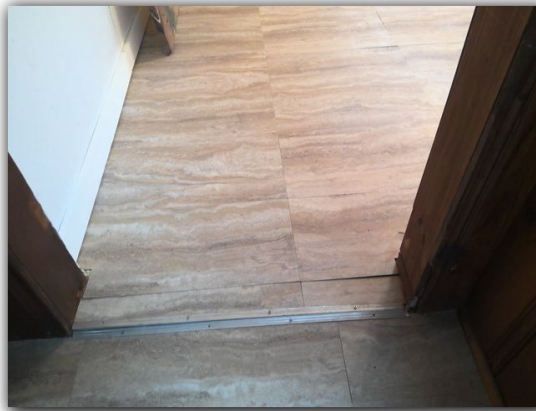
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FLOORS:

NOTE: FLOOR DECKING IS LISTED AS DEFICIENT UNDER THE FOUNDATION SECTION OF THIS REPORT. MOST OF THE FLOOR DECKING WAS NOT ACCESSIBLE FOR INSPECTION, DUE TO LACK OF ADEQUATE CRAWL SPACE. I RECOMMEND ASKING THE FOUNDATION CONTRACTOR TO EXAMINE ALL ACCESSIBLE FLOOR DECKING, WHILE PERFORMING THE FOUNDATION INSPECTION AND BID.

NOTE: COSMETIC DAMAGE TO FLOOR COVERINGS ARE EXCLUDED FROM THIS REPORT.

1.LOOSE, CHIPPED AND/OR DAMAGED FLOORING WAS OBSERVED AT VARIOUS AREAS THROUGHOUT RESIDENCE. THIS COULD BE A TRIP HAZARD.



G. Doors (Interior and Exterior)

Comments:

NOTE: OBVIOUS COSMETIC DAMAGE TO DOORS ARE NOT LISTED IN THIS INSPECTION.

INTERIOR:

1.DOORS STICK AND/OR DO NOT PROPERLY FIT INTO THE DOOR FRAMES AT SEVERAL DOORS THROUGHOUT RESIDENCE. THIS IS A COMMON CHARACTERISTIC OF EXCESSIVE FOUNDATION MOVEMENT.

2.INTERIOR DOORS SHOULD HAVE A MINIMUM BOTTOM CLEARANCE OF 1/2 FROM FLOOR COVERINGS, TO ALLOW FOR PROPER AIR EXCHANGE TO THE HVAC SYSTEM.

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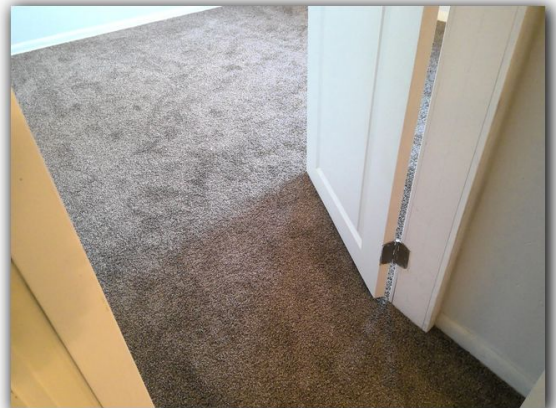
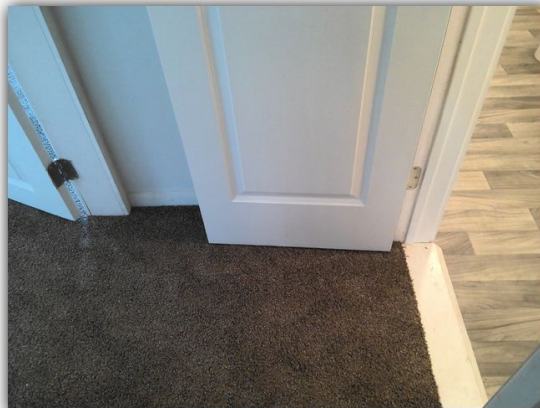
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3.CLOSET DOOR IS MISSING AT EAST SIDE BEDROOM.



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EXTERIOR:

NOTE: UNABLE TO OPEN OVERHEAD GARAGE DOOR. NO KEY LOCATED.

- 1.DOORS ARE WEATHER DAMAGED AND ARE IN POOR CONDITION AT BACK DOOR AND UTILITY ROOM DOOR.
- 2.DAMAGED PAINT WAS OBSERVED AT EAST SIDE, FRONT DOOR. THE DOOR NEEDS TO BE PROPERLY PREPPED, SANDED AND PAINTED TO PREVENT FURTHER DAMAGE.
- 3.LOOSE, TORN AND/OR MISSING WEATHER STRIPPING WAS OBSERVED AT ALL EXTERIOR DOORS.
- 4.WOOD AT LOWER PORTION OF DOOR FRAME IS WEATHER DAMAGED AND/OR ROTTEN AT OVERHEAD GARAGE DOOR.
- 5.SAFETY GLASS LABELS WERE NOT OBSERVED AT EAST SIDE FRONT DOOR. CURRENT RULES REQUIRE ALL PATIO DOOR GLASS TO BE SAFETY GLASS.
- 6.SCREEN DOOR IS DAMAGED AT BACK DOOR.



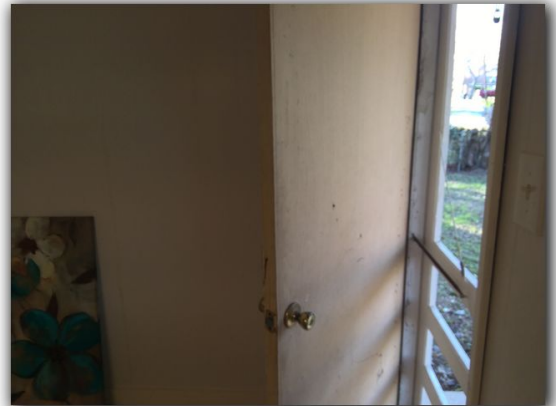
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H. Windows

Comments:

NOTE: ONLY A REPRESENTATIVE NUMBER OF ACCESSIBLE WINDOWS ARE CHECKED FOR OPERATION DURING THE INSPECTION. FAILED THERMAL PANED SEALS IN INSULATED GLASS ARE NOT ALWAYS DETECTABLE. IN SOME INSTANCES I MAY NOT BE ABLE TO DISCLOSE THIS CONDITION, PARTICULARLY IF THE WINDOWS ARE DIRTY OR IT IS RAINING DURING THE INSPECTION. THE VISIBLE MOISTURE BETWEEN PANES IN A FAILED SEAL SITUATION MAY NOT BE APPARENT DUE TO VARIOUS ATMOSPHERIC CONDITIONS.

NOTE: WEATHER DAMAGED AND/OR ROTTEN WINDOW TRIM IS LISTED DEFICIENT UNDER EXTERIOR WALLS.

1.IMPROPERLY SIZED WINDOW SCREENS AT UTILITY ROOM.

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I. Stairways (Interior and Exterior)

Comments:
PERFORMING AS INTENDED.

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:
1.LOWER PORTION OF PORCH PILLARS ARE WEATHER DAMAGED/CORRODED AT FRONT PORCHES.
2.4 X 4 DIMENSIONAL COLUMN APPEARS TO BE UNDERSIZED AT EAST SIDE, FRONT PORCH. I RECOMMEND CONSULTING WITH A REPUTABLE CONTRACTOR FOR FURTHER EVALUATION.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



L. Other

Comments:

NOTE: CABINETS, CABINET DOORS, DRAWERS, COUNTERTOPS, DRIVEWAYS, WALKWAYS, SIDEWALKS, WATER SOFTENERS, TREES, GATES AND/OR FENCES WERE NOT INSPECTED.

UNABLE TO ACCESS DETACHED GARAGE. DOOR WAS LOCKED. NO KEY OBSERVED.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

120/240 VOLT OVERHEAD SERVICE. BONDED TO BONDING ROD.

1.TREE LIMBS SHOULD BE TRIMMED OFF OF MAIN ELECTRICAL SERVICE WIRES LEADING TO RESIDENCE.

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I-T-E BRAND, 200 AMP BREAKER PANEL: LOCATED AT WEST SIDE, EXTERIOR WALL OF RESIDENCE.

- 1.GROUND WIRES ARE SHARING THE SAME GROUND LUG/SCREW. CURRENT CODES DO NOT ALLOW MORE THAN ONE ELECTRICAL WIRE PER LUG/SCREW.
- 2.EXPOSED WIRE ENDS WERE OBSERVED INSIDE THE BREAKER PANEL THAT WERE TAPED, BUT IT NOT APPEAR TO HAVE WIRE NUTS. THE EXPOSED WIRE ENDS SHOULD BE PROPERLY CAPPED WITH WIRE NUTS.
- 3.WIRE NUTS SHOULD BE WRAPPED/SECURED WITH ELECTRICAL TAPE.
- 4.ALL CIRCUIT BREAKERS NEED TO BE PROPERLY IDENTIFIED AND LABELED.
- 5.ALTHOUGH NOT REQUIRED WHEN HOME WAS BUILT, NO ARC FAULT CIRCUIT INTERRUPTER BREAKERS WERE OBSERVED TO REQUIRED POWER OUTLETS. THESE ARE SAFETY DEVICES DESIGNED TO TRIP OFF WHEN ARCING IS DETECTED IN POWER OUTLETS AND/OR WIRING. NEW RULES REQUIRE ALL 15 AND 20 AMP BREAKERS TO BE ARC FAULT CIRCUIT PROTECTED.
- 6.CURRENT RULES REQUIRE A WHOLE HOUSE SURGE PROTECTOR TO BE INSTALLED.



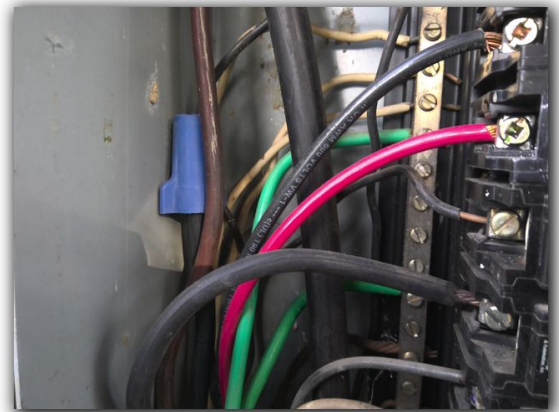
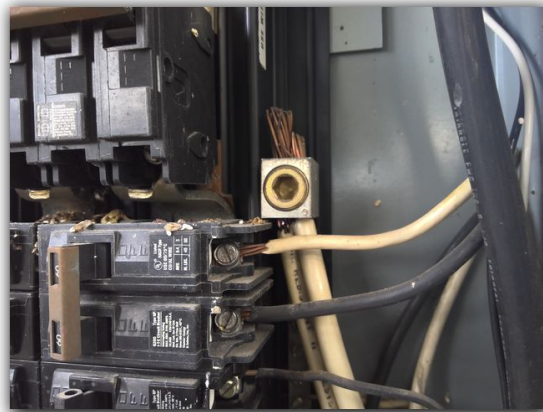
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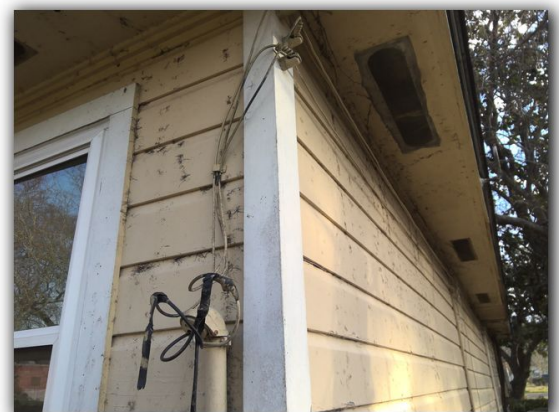
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WEATHER HEAD AT N/W SIDE OF RESIDENCE:

1.WEATHER HEAD AND/OR ELECTRICAL WIRES ARE TOO LOW AND TOO CLOSE TO THE RESIDENCE, TO MEET CURRENT RULES. WIRES WERE ENERGIZED AT TIME OF INSPECTION. I RECOMMEND CONSULTING WITH A LICENSED ELECTRICIAN FOR FURTHER EVALUATION.



B. Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring:*COPPER

Comments:

NOTE: ATTIC INSULATION AND COVERS ARE NOT REMOVED TO DETERMINE IF LIGHTS, APPLIANCES OR FANS ARE CORRECTLY INSTALLED. ONLY VISIBLE ELECTRICAL COMPONENTS WHICH ARE INTERIOR TO OR ATTACHED TO THE EXTERIOR WALLS OF THE HOME WERE INSPECTED. WIRING AND ALL ASSOCIATED COMPONENTS UNDERGROUND, INTERIOR TO WALLS, FLOORS AND CEILINGS, NOT ATTACHED TO THE HOME OR NOT READILY VISIBLE IN ATTIC, OR OTHERWISE INACCESSIBLE OR HIDDEN FROM VIEW, COULD NOT BE OBSERVED BY THE INSPECTOR AND ARE EXCLUDED FROM THIS INSPECTION. THE INSPECTION DOES NOT INCLUDE LOW VOLTAGE SYSTEMS, TELEPHONE WIRING, INTERCOMS, SOUND SYSTEMS, CABLE, SATELLITE TV WIRING OR TIMERS.

NOTE: BLOWN INSULATION RESTRICTED VIEW OF MOST ELECTRICAL WIRES IN ATTIC.

NOTE: SOME WIRING AT RESIDENCE APPEARS TO BE OLDER, NON-GROUNDED TYPE WIRING. I RECOMMEND CONSULTING WITH A LICENSED ELECTRICIAN FOR FURTHER EVALUATION.

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I	NI	NP	D
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GROUND FAULT CIRCUIT INTERRUPTER DEVICES (G.F.C.I.) SHOULD BE INSTALLED IN BATHROOMS, INCLUDING WHIRLPOOL TUBS, UTILITY ROOMS, EXTERIORS, GARAGES AND ALL KITCHEN POWER OUTLETS.

ALL G.F.C.I. POWER OUTLETS SHOULD BE TESTED AT LEAST ONCE A MONTH.

- 1.NO G.F.C.I. PROTECTION TO POWER OUTLETS AT ALL REQUIRED LOCATIONS AT RESIDENCE. SEE ABOVE COMMENT.
- 2.POWER OUTLETS THROUGHOUT RESIDENCE ARE 3 PRONG, GROUNDED TYPE POWER OUTLETS CONNECTED TO NON-GROUNDED TYPE WIRING. THE POWER OUTLETS SHOULD BE CHANGED TO COMPLY WITH CURRENT CODES. I TAGGED/LABELED THE POWER OUTLETS FOR EASY IDENTIFICATION.
- 3.NO POWER TO POWER OUTLETS AT UTILITY ROOM AND EAST SIDE LIVING ROOM. I TAGGED/LABELED THE POWER OUTLETS FOR EASY IDENTIFICATION.
- 4.POWER OUTLETS ARE LOOSE IN THE WALL AND/OR HAVE LOOSE/WORN POWER OUTLET CONNECTIONS AT EAST SIDE LIVING ROOM AND UTILITY ROOM. ORANGE STICKERS WERE PLACED ON OUTLETS FOR EASY IDENTIFICATION.
- 5.THE HOT & NEUTRAL WIRES ARE REVERSED ON POWER OUTLET AT NORTH WALL OF EAST SIDE LIVING ROOM. I TAGGED/LABELED THE POWER OUTLET FOR EASY IDENTIFICATION.
- 6.NO POWER OUTLET INSTALLED AT SOUTH SIDE HALL BATHROOM. CURRENT CODES REQUIRE ALL BATHROOMS TO HAVE AT LEAST ONE POWER OUTLET.
- 7.MORE POWER OUTLETS SHOULD BE INSTALLED THROUGHOUT RESIDENCE TO MEET CURRENT REQUIREMENTS. MAXIMUM RECEPTACLE SPACING SHOULD BE NO MORE THAN 6 FEET FROM ANY HORIZONTAL POINT ALONG THE FLOOR LINE OF ANY WALL SPACE.
- 8.TAMPER RESISTANT POWER OUTLETS ARE NOT INSTALLED AT ALL REQUIRED LOCATIONS AT RESIDENCE. THE TEXAS REAL ESTATE COMMISSION STANDARD OF PRACTICE RULES REQUIRE INSPECTORS TO LIST NON-TAMPER RESISTANT POWER OUTLETS, LESS THAN 5 1/2 ABOVE THE FLOOR AS DEFICIENT.
- 9.EXPOSED WIRE ENDS AT SOUTH SIDE ATTIC SHOULD BE ENCLOSED IN A JUNCTION BOX.
- 10.DAMAGED SHEATHING WAS OBSERVED ON A ELECTRICAL WIRE AT SOUTH SIDE ATTIC.
- 11.ELECTRICAL WIRES ARE IMPROPERLY INSTALLED BELOW ATTIC DECKING. THIS CAN CAUSE DAMAGE TO THE WIRES AND IS A FIRE HAZARD.
- 12.LOOSE, UNSECURED, IMPROPERLY INSTALLED ELECTRICAL WIRES WERE OBSERVED LAYING TOO CLOSE TO THE ATTIC ENTRANCE.
- 13.CEILING FAN DID NOT FUNCTION AT EAST SIDE LIVING ROOM.
- 14.SMOKE ALARMS AND/OR CARBON MONOXIDE ALARMS ARE NOT PRESENT AT ALL REQUIRED LOCATIONS. THE 2000 INTERNATIONAL RESIDENTIAL CODES REQUIRE ONE SMOKE DETECTOR IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING.
- 15.DAMAGED CONDUIT WAS OBSERVED AT BACK SIDE OF RESIDENCE.

I=Inspected

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I	NI	NP	D
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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Heating Equipment

Type of Systems: Central

Energy Sources: ELECTRIC

Comments:

CARRIER BRAND FURNACE. MANUFACTURE DATE 11/2017.

PERFORMED PROPERLY DURING INSPECTION.

-

B. Cooling Equipment

Type of Systems: Central

Comments:

NOTE: AIR CONDITIONING SYSTEM INSPECTIONS ARE LIMITED TO VISUAL, AUDIBLE AND OPERATIONAL CHARACTERISTICS OBSERVED AT ACCESSIBLE EQUIPMENT. MAJOR COMPONENTS SUCH AS THE EVAPORATOR COIL MAY NOT BE FULLY ACCESSIBLE, PREVENTING AN ACCURATE ASSESSMENT OF THEIR CONDITIONS. REFRIGERANT PRESSURE AND LEAK TESTS ARE BEYOND THE SCOPE OF THIS INSPECTION AND SHOULD ONLY BE PERFORMED BY A LICENSED H.V.A.C. TECHNICIAN. NO DISMANTLING OF OPERATED COMPONENTS IS CONDUCTED AS PART OF THIS INSPECTION.

VISUALLY INSPECTED ONLY. THE OUTSIDE TEMPERATURE WAS 46 DEGREES. OPERATING THE UNIT WHEN OUTSIDE TEMPERATURES ARE BELOW 60 DEGREES COULD DAMAGE THE COMPRESSOR VALVES ON THE CONDENSER UNIT.

PAYNE BRAND CONDENSING UNIT. MANUFACTURE DATE 08/2017.

CARRIER BRAND EVAPORATOR HOUSING. MANUFACTURE DATE 11/2017.

1. RUBBER INSULATION IS DAMAGED AND/OR MISSING ON THE SUCTION/DISCHARGE LINE, AT/OR NEAR THE EVAPORATOR HOUSING.



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I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

NOTE: EFFICIENCY AND CAPACITY OF AIR DISTRIBUTION SYSTEMS ARE NOT DETERMINED. HUMIDIFIERS, AIR PURIFIERS, ZONING DAMPERS AND ELECTRIC AIR FILTERS ARE NOT INSPECTED. MANY OLDER DUCT SYSTEMS LEAK. I RECOMMEND CHANGING THE RETURN AIR FILTERS MONTHLY OR AS NEEDED.

RETURN AIR FILTER SIZE 20 X 30 X 1.

- 1.THE INSULATION IS LOOSE AND/OR TORN ON SEVERAL DUCTS THROUGHOUT ATTIC.
- 2.THE RETURN AIR FILTER IS DIRTY. THIS CAN CAUSE DAMAGE TO THE EVAPORATOR COILS WHICH ARE NOT ACCESSIBLE. I RECOMMEND HIRING A LICENSED H.V.A.C. TECHNICIAN FOR FURTHER EVALUATION.
- 3.DUCTS SHOULD BE KEPT FROM TOUCHING OTHER DUCTS, TO PREVENT CONDENSATION. BLANKET INSULATION IS A GOOD WAY TO SEPARATE THE DUCTS.
- 4.DUCTS SHOULD BE RAISED OFF OF THE ATTIC FLOOR TO PREVENT CONDENSATION.



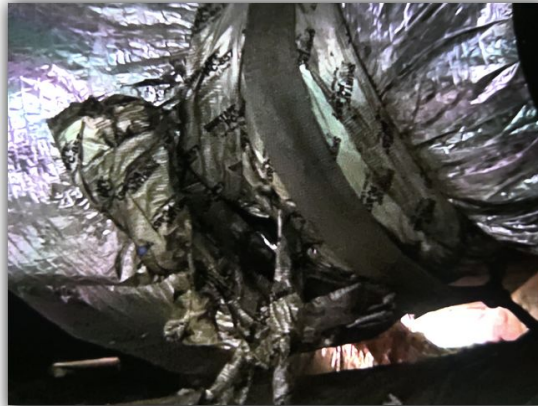
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D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: FRONT YARD.

Location of main water supply valve: FRONT SIDE OF RESIDENCE.

Static water pressure reading: 50 P.S.I.

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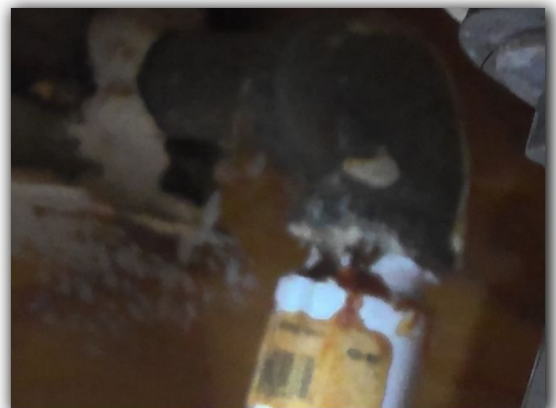
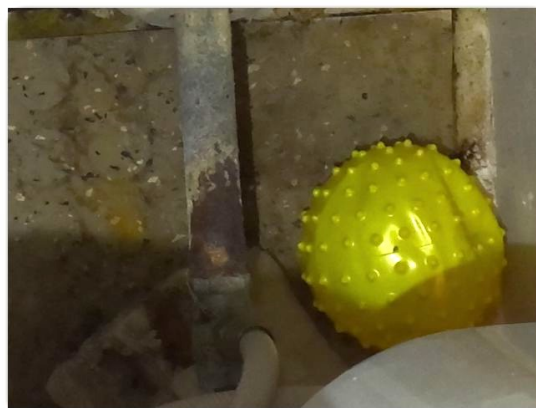
Type of supply piping material: GALVANIZED, P.V.C., C.P.V.C. AND PEX WATER LINES.

Comments:

NOTE: PLUMBING COMPONENTS UNDERGROUND, INTERIOR TO WALLS, FLOORS AND CEILINGS, NOT ATTACHED TO THE HOME OR NOT READILY VISIBLE IN THE ATTIC, OR OTHERWISE INACCESSIBLE OR HIDDEN FROM VIEW, COULD NOT BE OBSERVED BY THIS INSPECTOR AND ARE EXCLUDED FROM THIS INSPECTION.

NOTE: GAS WAS OFF AT RESIDENCE. UNABLE TO DETERMINE IF ANY HOT AND COLD WATER LINES ARE REVERSED AT FAUCETS.

1.DROP IN WATER PRESSURE WAS OBSERVED WHEN OPERATING MORE THAN ONE WATER FIXTURE. GALVANIZED WATER PIPES ARE SUBJECT TO CORROSION. AS CORROSION BUILDS UP INSIDE THE PIPES, THE PIPES BECOME CONSTRICTED, RESULTING IN LOSS OF WATER PRESSURE AND/OR LEAKS. RUST WARTS AND/OR CORROSION WAS OBSERVED ON SEVERAL WATER LINES BELOW RESIDENCE. I RECOMMEND CONSULTING WITH A LICENSED PLUMBER FOR FURTHER EVALUATION.



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EXTERIOR:

- 1.CURRENT CODES REQUIRE BACKFLOW PREVENTERS (ATMOSPHERIC VACUUM BREAKERS) AT ALL EXTERIOR HOSE BIBS. THESE ARE INEXPENSIVE SCREW ON ADAPTERS THAT PREVENT CONTAMINATED WATER FROM BEING SIPHONED BACK INTO POTABLE WATER LINES.
- 2.WATER IS LEAKING AT PIPE JOINT AT BACK SIDE OF RESIDENCE.



- 1.CURRENT REGULATIONS DO NOT PERMIT THE USE OF P.V.C. WATER LINES, EXCEPT AT EXTERIOR AREAS OF RESIDENCE. P.V.C. WATER LINES WERE OBSERVED AT SOME INTERIOR AREAS OF RESIDENCE.

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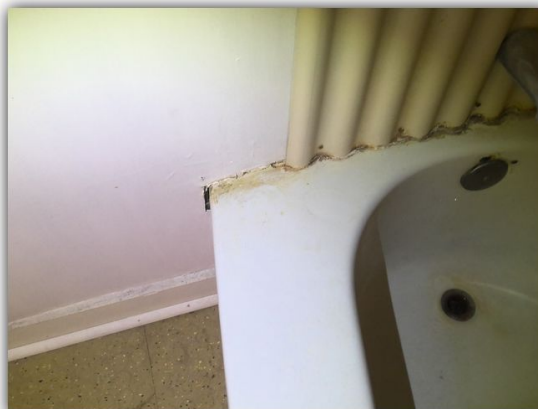
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SOUTH SIDE HALL BATHROOM:

1. IMPROPER/EXCESSIVE AMOUNTS OF CAULK WAS OBSERVED AT SHOWER SURROUND PANELS. WATER CAN TRAVEL BELOW THE BUILT UP/EXCESSIVE CAULK.
2. SHOWER PANELS NEED MORE CAULKING. THE SHOWER PANELS ARE ALSO LOOSE AND TYPE OF MATERIAL IS NOT RECOMMENDED FOR USE AS A SHOWER SURROUND.
3. TOILET IS LOOSE AT THE FLOOR.



NORTH SIDE BATHROOM:

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1. TOILET IS LOOSE AT THE FLOOR.
2. VERY LITTLE WATER PRESSURE AT SINK AND SHOWER FIXTURE.
3. SHOWER PAN DOES NOT PROPERLY SLOPE TOWARDS THE DRAIN. STANDING WATER WAS OBSERVED AT SHOWER PAN.
4. SHOWER SURROUND PANELS NEED TO BE ADDED AROUND THE BATHTUB/SHOWER TO PREVENT WATER DAMAGE AT WINDOW FRAME. SHOWER SURROUND PANELS AND/OR TRIM SHOULD BE AT LEAST SIX FEET ABOVE THE FLOOR.



B. Drains, Wastes, and Vents

Type of drain piping material: CAST IRON, GALVANIZED AND P.V.C.

Comments:

NOTE: WHILE SOME WATER WAS RUN DOWN THE DRAINS, THIS CANNOT SIMULATE THE WASTE FLOWS CHARACTERISTIC OF FULL OCCUPANCY. THERE COULD BE PARTIAL BLOCKAGE OF THE DRAIN LINES BURIED IN THE YARD FROM BROKEN PIPES OR TREE ROOTS. EXAMINATION OF SUCH PARTIAL BLOCKAGE IS BEYOND THE SCOPE OF THIS INSPECTION.

NOTE: VIEW OF PLUMBING DRAINS WERE VERY LIMITED DUE TO INACCESSIBLE CRAWL SPACE, BELOW THE RESIDENCE.

1. DRAIN LINE IS LEAKING BELOW SOUTH SIDE BATHTUB. UNABLE TO PHOTOGRAPH.
2. CURRENT RULES REQUIRE MORE PLUMBING VENTS.

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 GALLON TANK.

Comments: LOCATED IN UTILITY ROOM. MANUFACTURE DATE 2020.

NOTE: PLUMBING EXPERTS RECOMMEND CHANGING THE TEMPERATURE PRESSURE RELIEF VALVE YEARLY.

VISUALLY INSPECTED ONLY. GAS WAS OFF AT RESIDENCE.

1. VENT PIPE IS IMPROPERLY INSTALLED. CURRENT CODES REQUIRE THE VENT PIPE TO EXTEND AT LEAST TWO FEET ABOVE THE ROOF LINE AND 8 FEET FROM A VERTICAL WALL.

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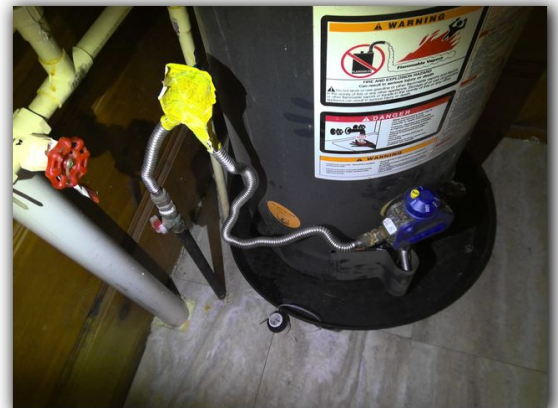
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2. WATER WAS LEAKING AT PIPE JOINT AT THE EMERGENCY DRAIN LINE.
3. AN EMERGENCY DRAIN LINE SHOULD BE INSTALLED AT THE EMERGENCY DRAIN PAN TO PREVENT WATER DAMAGE, IN THE EVENT THE WATER HEATER TANK LEAKS.
4. CURRENT RULES REQUIRE A SEDIMENT TRAP (DRIP LEG) TO BE INSTALLED ON THE GAS LINE NEAR THE WATER HEATER.



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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: FRONT YARD.

Type of gas distribution piping material: STEEL PIPE.

Comments:

NOTE: GAS LINES AND/OR COMPONENTS UNDERGROUND, INTERIOR TO WALLS, FLOORS AND CEILINGS, NOT ATTACHED TO THE HOME OR NOT READILY VISIBLE IN THE ATTIC, OR OTHERWISE INACCESSIBLE OR HIDDEN FROM VIEW, COULD NOT BE OBSERVED BY THIS INSPECTOR AND ARE EXCLUDED FROM THIS INSPECTION.

VISUALLY INSPECTED ONLY. GAS WAS OFF AT RESIDENCE. GAS SHUT OFF VALVE IS LOCKED.

1. MEANS OF BONDING ON GAS LINES, AND/OR CORRUGATED FLEXIBLE STEEL GAS TUBING AT RESIDENCE COULD NOT BE VERIFIED. THIS CODE WAS NOT IN EFFECT AT

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THE TIME HOME WAS BUILT. T.R.E.C. GUIDELINES REQUIRE ME TO LIST THIS AS DEFICIENT.



F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

1.CONTROL BUTTONS HAD TO BE CONTINUALLY PUSHED TO OPERATE.

D. Ranges, Cooktops, and Ovens

Comments:

GAS OVEN AND STOVE TOP.

1.OVEN NEEDS TO HAVE AN ANTI-TIPPING DEVICE INSTALLED TO PREVENT OVEN FROM TIPPING OVER IF CLIMBED ONTO BY A CHILD.

VISUALLY INSPECTED ONLY. GAS WAS OFF AT RESIDENCE.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

NOTE: AN EXHAUST FAN SHOULD BE INSTALLED NEAR THE SHOWER AREA OF THE NORTH SIDE BATHROOM, TO ALLOW EXCESSIVE MOISTURE TO DISCHARGE FROM THE RESIDENCE. NOT REQUIRED BY CODES, DUE TO HAVING A WINDOW INSTALLED.

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1.PER CURRENT REGULATIONS, AN EXHAUST FAN OR A WINDOW IS REQUIRED IN SOUTH SIDE BATHROOM.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

NO DEFICIENCIES OBSERVED.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: Pool Construction Types

Comments:

C. Outbuildings

Comments:

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

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Comments:

E. Private Sewage Disposal Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

NOTE: MOST ITEMS INSPECTED WERE INSPECTED TO A HIGHER LEVEL THAN REQUIRED BY THE TEXAS REAL ESTATE COMMISSION. SOME ITEMS LISTED AS DEFICIENT WERE LISTED AS DEFICIENT BECAUSE OF UPDATED/CURRENT BUILDING CODES. CODES ARE OFTEN UPDATED FOR BETTER SAFETY MEASURES AND BETTER BUILDING PRACTICES. LOCAL CODE ENFORCEMENT OFFICIALS ARE NOT REQUIRED TO FOLLOW OR ENFORCE THE LATEST CODE REVISIONS AND CAN ADOPT WHICH CODES THEY CHOOSE TO ENFORCE. MY INTENT IS TO MAKE SURE YOU ARE AWARE OF ALL DEFICIENCIES OBSERVED AND TO PROVIDE A THOROUGH PROPERTY INSPECTION REPORT.

INSPECTION REPORTS CAN LOOK INTIMIDATING AND THE INFORMATION IS OVERWHELMING SOMETIMES. ALMOST ALL HOUSES HAVE SOME DEFICIENCIES LISTED ON PROPERTY INSPECTION REPORTS. MY ROLE IS TO DOCUMENT THE DEFICIENCIES. THE PROPERTY INSPECTION IS ONLY ONE OF MANY FACTORS INVOLVED IN THE HOME BUYING PROCESS. YOU AS THE BUYER AND YOUR AGENT SHOULD DECIDE ON THE BEST WAY TO MOVE FORWARD WITH THE INFORMATION RECEIVED.

PLEASE FEEL FREE TO CONTACT ME WITH QUESTIONS OR FEEDBACK IN WHICH I CAN IMPROVE MY SERVICE.

PLEASE LEAVE A GOOGLE REVIEW AT [advantagehomeinspectors.com](https://www.advantagehomeinspectors.com). THANK YOU.