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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): post tension slab

Comments:

Foundation was inspected at the perimeter where visible. In addition, other factors such as wall veneers, door and window operations, condition of framing/flooring were also inspected for indications of adverse foundation performance.

In our opinion, the foundation was performing as intended at the time of the inspection.

Note: The foundation performance opinion stated does not address the future foundation movement or settlement, nor does it certify the floors to be level.

Note: Spalling (i.e., corner pops) at one or more corner(s) and/or "Honey Combing" was observed in areas on the side of the slab, Corner spalling and/or "Honey Combing" is common for slab foundations and generally does not affect the structural integrity of the foundation.

Spalling (front)

B. Grading and Drainage

Comments:

Grade levels of the property were examined for drainage performance around the house and foundation system. Installed gutter and downspout systems were also inspected for proper discharge points and debris buildup.

At the time of this inspection, soil grade around the house appeared to be adequate for shedding water away from the structure. No visible evidence of water penetration was found on the interior walls or floors at the time of inspection.

Soil erosion was observed in areas near/around the slab. Back-filling of soil in the eroded areas may be needed.

Gutters were improperly installed in front of the drip edge flashing of the roof covering. Common industry standards call for the drip edge flashing to “drop” into the gutter trough. At the time of this inspection, no adverse effects were detected or observed.

Note: Expansive soils cause the greatest damage when there are significant or repeated moisture content changes. Prevention of foundation problems in expansive clay soil environments can be achieved by opting for a sloped landscape (6 inch drop in the first 10 ten feet) or by installing a proper drainage system such as a French drain. The end result should be that there is no water saturation of the soil next to or in close proximity to the slab foundation.

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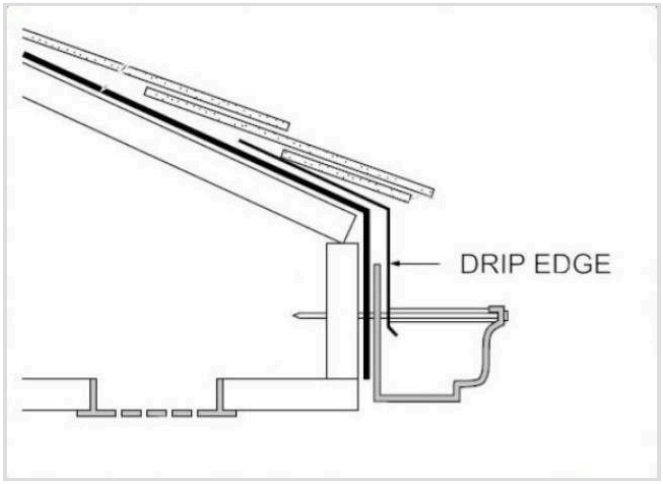
Soil erosion (rear)

Gutters improperly installed in front of drip edge (front)



Gutter/drip edge installation example

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

Viewed From: roof surface (walked)
Types of Roof Covering: asphalt-fiberglass shingles
Comments:

The asphalt-fiberglass shingle roof had minimal wear

Flashing was raised at one or more locations. Proper installation of flashing is critical to certain areas of your roof — namely, the places where the roof surface meets a wall, valleys, protrusions such as vents and skylights, and the roof's edges.

Nails at flashing and shingle locations were not caulked and were in need of maintenance. Common industry standards call for nails that are exposed to the elements to be caulked/sealed to help prevent rust corrosion, which can lead to leaks.

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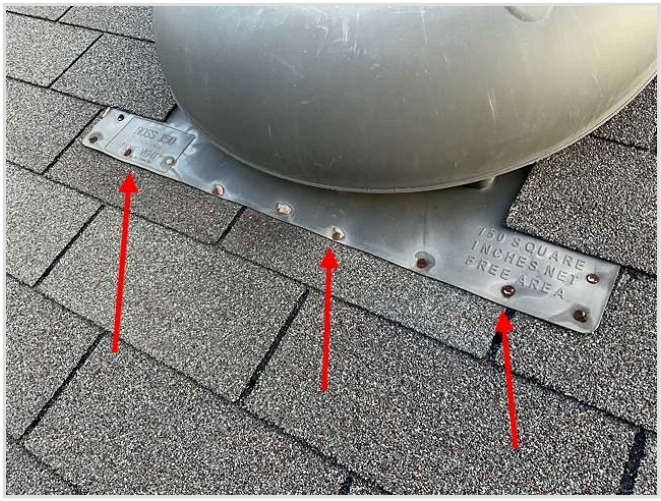
Raised flashing (left)

Raised flashing (right)



Nails in need of caulk maintenance (rear)

Nails in need of caulk maintenance (right)

Nail in need of caulk maintenance (front)

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

Viewed From: inside attic (some areas inaccessible -- framework & stored items)
Approximate Average Depth of Insulation: 14” - 16”
Comments:

There were no significant visible deficiencies at the time of inspection.

Note: This region of Texas falls into climate zone #2 (ref. US department of energy) and the R-Value (for ceiling/ attic) for IRC (International Residential Code) is recommended to be R-38 which can be 12-16 inches of insulation depth (blown insulation). However, depending on the materials used, the insulation depth requirements can vary depending on insulation type, brand or style and may not need 12 to 16 inches to meet the standard.

Note: There was a radiant barrier installed at the underside of the roof decking. As a result, we were unable to fully inspect the roof decking and areas around the roof penetrations for signs of water penetration.

Note: Due to stored items some areas of the attic space could not be inspected.

Insulation depth (14-16 inches)

Installed radiant barrier

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

Comments:

Due to stored items some wall areas in the interior and garage could not be inspected.

There were cracks in the brick/stone above and adjacent to window and door openings. Possibly due to a sagging or rusted headers/lintels that support the brick above the openings and did not appear to be structurally concerning/ significant at the time of inspection.

Exterior wall covering was observed to be damaged, warped, and/or not properly secured in some locations.

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Stored items (garage)

Stored items (interior-rear bedroom)

Stored items (interior-front bedroom)

Crack above and adjacent to window opening (left)

Damaged wall covering (rear)

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

I	NI	NP	D

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

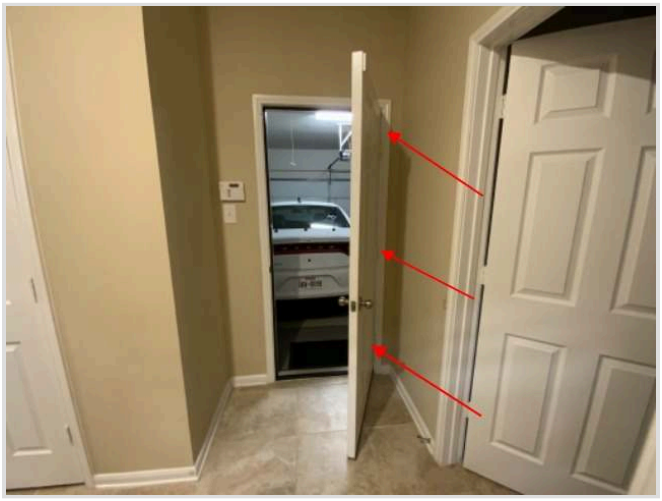
Comments:

There were no visible deficiencies to the ceiling or floor at the time of the inspection.

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

Comments:

Self closing hinges or device was not installed on the garage entry door at the time of inspection.



Self closing hinges not installed (garage entry door)

☒ ☐ ☐ ☐ **H. Windows**

Comments:

Windows were double pane construction, inspected for functions such as open, close, and locking mechanisms. No functional deficiencies were identified at the time of inspection.

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

Comments:

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II. ELECTRICAL SYSTEMS

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

Comments:

The underground electrical service entered a Square D distribution panel located on the right exterior wall
Main disconnect: 125 Amp
Service conductor: Aluminum (1/0 AWG)

Distribution panel

Panel cover removed for inspection

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

Type of Wiring: copper

Comments:

One or more receptacles/outlets were not properly installed in the gang box (loose), which can possibly lead to electrical faults such as loose or disconnected wires, and/or increased resistance in the circuit.

220-240V receptacle in the laundry room were not GFCI protected (TREC SOP/NEC 210.8). **Note**: This deficiency is reported due to recent change in the wording of the code and was not required when the house was constructed (grandfathered).

The smoke/carbon monoxide alarms were not tested as there was a security system installed in the house at the time of the inspection. Activating the alarms(s) could falsely alert emergency responders.

Note: Unable to verify GFCI protection for the 120 volt receptacles in the laundry room due to installed appliances (receptacle(s) inaccessible).

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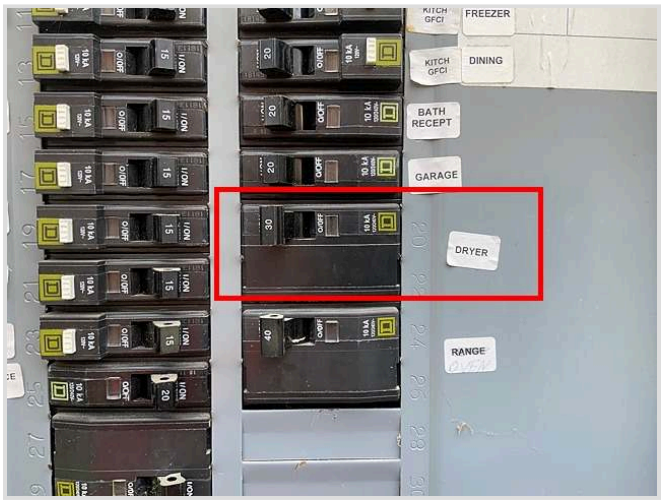

Dryer 220V not GFCI protected

☐ ☐ ☒ ☐ **C. Other**

Comments:

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

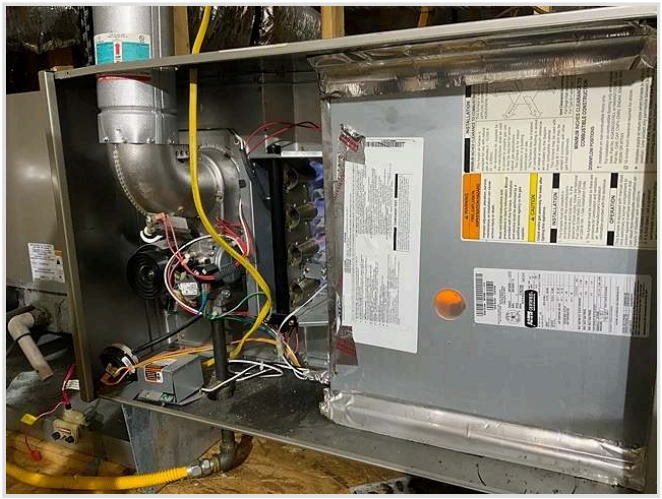
☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: forced-air
Energy Sources: gas
Comments:

Make: Carrier
Year: 2018
BTUH output: 72,000

The heating unit was performing as intended at the time of the inspection.

Furnace



Burners viewed for inspection

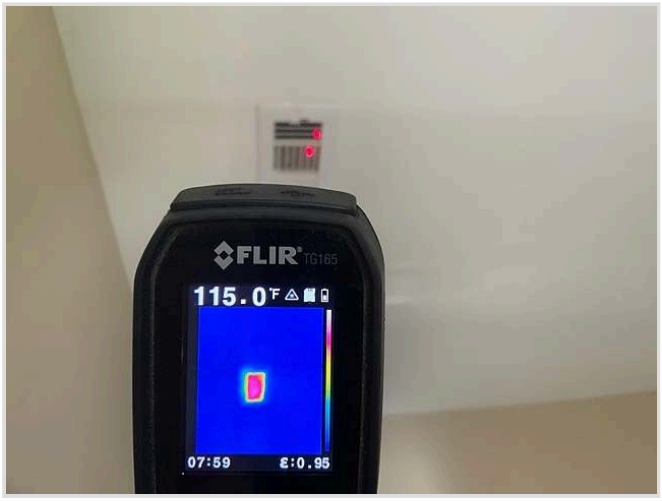
Thermal showing +100 degrees at supply register (den)

Thermal showing +100 degrees at supply register (dining room)

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

I	NI	NP	D

Thermal showing +100 degrees at supply register (master bedroom)



Thermal showing +100 degrees at supply register (master bathroom)

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: central

Comments:

Make: Carrier
Unit size: 3.5 ton
Year: 2018
Refrigerant: R410A
Max fuse: 40 Amp
Return temperature: 76.1 degrees
Supply temperature: 58.5 degrees

The cooling unit was performing as intended with a 17.6 degree temperature differential.

Evaporator coil was not viewed (inaccessible). **Note:** If we are unable to view the evaporator coils, it cannot be determined if the coil portion of the unit was in need of cleaning/service.

A/C unit

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

I	NI	NP	D

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

Comments:

The filter was dirty and needed to be replaced. Dirty filter(s) indicate that the system had not been properly maintained and may require the need for cleaning/service.

Ducts in the attic space were in contact with refrigerant lines and/or other duct. Points of contact between these items has been known to create condensation (sweating) in the attic space. Manufacturers recommend at least a 1" clearance around flex ducts.

Dirty filter

Duct in contact with refrigerant line

☒ ☐ ☐ ☐ **D. Other**

Comments:

Thermostat
Model: Cor
Style: digital
Location: hallway

Thermostat (hallway)

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IV. PLUMBING SYSTEM

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

Location of Water Meter: right side
Location of Main Water Supply Valve: right side
Static Water Pressure Reading: 70 - 80 psi
Type of supply piping material: PEX (Cross-Linked Polyethylene)
Comments:

Visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured.
At the time of this inspection, the following deficiencies were identified

Anti-siphon / backflow preventers were not installed on all or some of the exterior faucets. These items allow unobstructed water flow to exit the water fixture as intended while preventing back flow or reverse siphoning to occur. This function prevents non-potable water from being introduced into the potable/drinking water system. (UPC 603.4.7)

Water meter

Main water supply valve

Static water pressure (70-80 psi)

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☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

Dryer exhaust had excessive lint buildup and needed to be cleaned.

Excessive lint build up (right)

☐ ☐ ☒ ☐ **I. Other**

Comments: