



TREC REI 7-6
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Spring, TX 77388



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Agent
[Redacted Name]
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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

Access Provided By:: Supra or Combo Code

In Attendance: Contractors

Inspection Report:

It is of the opinion of the inspector that all recommended contractors be contacted if the inspector recommends to do so prior to closing on your home. We also recommend that the inspection report, in its entirety, be fully read and understood before closing. It is up to you "the client" to be fully aware of the recommendations in the report and to make a decision that will suit your needs and meet the goals you have set for your potential new home Your inspection company is not responsible for things that may occur after closing on your home when it was recommended at the time of inspection. When the home inspection is performed, it is based on "the condition of the home at the time of inspection". The home inspection is not a home warranty or an inclination that the home will not need future repairs and maintenance

Note Cosmetic Issues

Cosmetic recommendations are not part of the home inspection, unless it's a 1yr. builder warranty inspection, therefore they are not considered deficiencies. When noticed the inspector may include photos of cosmetic findings to further assist when the client or the clients agent are not available to attend the inspection



Primary Bedroom

Occupancy: Vacant, Stored materials

Temperature (approximate): 70 Fahrenheit (F)



Child Proofed Homes:

Homes that have been "child proofed" will impede the inspector and the inspection process. If a home is "child proofed" the inspector will make an attempt to test outlets, look under sinks and test any other device that may have been included in the child proofing. The inspector will not remove every outlet cover to test every outlet. Devices that are needed to open cabinets and turn on items should be readily accessible so inspector can fully perform the inspection.

Type of Building: Single Family

Weather Conditions: Recent Rain, Cloudy

535.227(d) General Limitations :

TREC SOP states the following:

The inspector is not required to:

(1) inspect:

(A) items other than those listed within these standards of practice;

(B) elevators;

(C) detached buildings, decks, docks, fences, waterfront structures, or related equipment;

(D) anything buried, hidden, latent, or concealed;

(E) sub-surface drainage systems;

(F) automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

(G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

(2) report:

(A) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(B) cosmetic or aesthetic conditions; or

(C) wear and tear from ordinary use;

(3) determine:

(A) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

- (B) the presence, absence, or risk of:
 - (i) asbestos;
 - (ii) lead-based paint;
 - (iii) mold, mildew;
 - (iv) corrosive or contaminated drywall "Chinese Drywall"; or
 - (v) any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (C) types of wood or preservative treatment and fastener compatibility;
- (D) the cause or source of a condition;
- (E) the cause or effect of deficiencies; or
- (F) any of the following issues concerning a system or component:
 - (i) insurability or warrantability;
 - (ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;
 - (iii) recalls, counterfeit products, or product lawsuits;
 - (iv) life expectancy or age;
 - (v) energy efficiency, vapor barriers, or thermostatic performance;
 - (vi) compliance with any code, listing, testing or protocol authority;
 - (vii) utility sources; or
 - (viii) manufacturer or regulatory requirements, except as specifically required by these standards;
- (4) anticipate future events or conditions, including but not limited to:
 - (A) decay, deterioration, or damage that may occur after the inspection;
 - (B) deficiencies from abuse, misuse or lack of use;
 - (C) changes in performance of any component or system due to changes in use or occupancy;
 - (D) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (E) common household accidents, personal injury, or death;
 - (F) the presence of water penetrations; or
 - (G) future performance of any item;
- (5) operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (6) designate conditions as safe;
- (7) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (8) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (9) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (10) verify sizing, efficiency, or adequacy of the gutter and downspout system;

- (11) operate recirculation or sump pumps;
- (12) remedy conditions preventing inspection of any item;
- (13) apply open flame or light a pilot to operate any appliance;
- (14) turn on decommissioned equipment, systems or utility services; or
- (15) provide repair cost estimates, recommendations, or re-inspection services.

Personal Installations/Upgrades:

In new construction or resale homes there may be equipment that the buyer has installed that is "beyond the scope of this inspection". **To name a few, but not limited to equipment such as generators (portable or stationary), whole home vacuum systems, hot tubs (not connected to pool equipment), solar panel systems and above ground pools will not be tested, examined or inspected for proper functionality and installation.** If you, as the buyer, decides or wants to have this equipment or any other item that may not be listed and considered a "personal upgrade" inspected we recommend you contact the qualified personnel to have the inspection performed.

Utilities:

At time of inspection if all utilities are not provided certain equipment will not be tested for proper functionality due to lack of. Gas, electrical and water all need to be available to the home in order for the inspector to provide a full inspection of the property and the equipment that need those utilities. It is the responsibility of the seller, listing agent and buyers agent to ensure that the property has all utilities available prior to the actual inspection date. A return visit to check the items that were not fully inspected due to lack of certain utilities will incur a fee. The buyer will be responsible for all return fees.



Gas service off



No water service

Additions/Expansion:

The structure showed signs of remodeling, renovations, and/or additions being added after original construction. This work may or may not have been performed by licensed contractor(s) with proper permits and code inspections, or in a workmanlike manner, etc. I suggest verifying with the seller and local code authority to determine if this work was done properly and that it conforms to the building standards applicable at that time. I also recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, additions, renovations, change-outs, etc. which is not a part of my inspection process.



Attached garage add on

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

The foundation inspection will be performed based on the Texas Standards of Practice required by TREC which states:

The inspector shall: (A) render a written opinion as to the performance of the foundation; and (B) report: (i) the type of foundations; (ii) the vantage point from which the crawl space was inspected; (C) report present and visible indications of adverse performance of the foundation.

The inspector is not required to: (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; (B) provide an exhaustive list of indicators of possible adverse performance; or (C) inspect retaining walls not related to foundation performance.

Type of Foundation(s): Slab on Grade

Non-Performing Foundation:

(An opinion on performance is mandatory): This inspector is not a structural engineer. The client should have an engineer or foundation repair professional give an evaluation about any concerns that exist about the potential for future movement or existing concerns about the structural integrity of the foundation or pier and beam construction. **At the time of inspection there was evidence of one or more of the following; excessive movement, previous foundation repairs, structural failure, inability to properly inspect foundation for being at or below grade, crawl space inaccessible or not fully inspected, buckling/unlevel floor surface inside home, cracks in foundation side wall, extensive vertical or horizontal cracks in walls, ceilings or doors and windows not functioning as intended or sloping of floor in one or more areas.**

Crawl Space Viewed From: N/A

1: Concrete Expansion/Joint Seal

 Maintenance Item

Observed missing, deteriorated or lifted joint seal(s) at time of inspection. The key purpose of an expansion seal or joint is to provide a flexible connection point between two concrete, cement or similar structures and to help prevent moisture intrusion between two concrete slabs. Moisture intrusion between two slabs will cause the soil beneath the slabs to erode, which will increase the chance of excessive movement. Expansion seals and joints also allow two concrete slabs to expand during the drying period and help minimize moisture from entering under slab potentially undermining structure. Expansion joints that are not level with the walking surface become a trip hazard and will not function as they are intended.



At front

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2: Concrete Slab Cracks/Chipping

🔴Recommendation

Observed damaged or cracked driveway, patio or other slab at time of inspection. Driveway and patio concrete slabs are not connected to homes foundation and is not as thick as the foundation slab Cracks that are in close proximity to the foundation can allow moisture intrusion in impacted area and cause the soil to erode. Tree roots, heavy equipment, wear and tear, settlement and grading erosion all or individually contribute to causing concrete to crack.



Driveway

3: Foundation Inspection

🔴Recommendation

Multiple locations

Foundation could not be completely inspected due to low siding, high soil or vegetation, inaccessibility, concrete patio, equipment, and/or a wrap around deck With siding installed on exterior walls it is recommended that 3-4” of the foundation wall be visible; with brick at least 1-2”.



Slab painted multiple locations



Rear high soil

B Grading and Drainage

Comments:

Proper drainage is defined as grass and landscaping in place to move water away from foundation and have no low spots to allow pooling next to foundation

Roof Drainage System

It is not required or a deficiency that a gutter system is not installed during inspection. Gutter systems are a great way to direct water away from the foundation. It is the opinion of the inspector that a gutter system be installed to prevent water runoff directly along the sides of the foundation Subsurface drains are not inspected.

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1: Grade to Foundation Clearance

🔴Recommendation

Observed the grade level at or above the foundation in one or more area(s). Landscaping, grass, decks and soil height within 4" of the siding, stucco or brick veneer may allow moisture and pest intrusion within the wall cavity. Recommend allowing at least a 2" clearance between brick veneer, siding or stucco and the grade around the home.



Left wall



Garage



Rear walls

2: Grading- Insufficiently Sloped

🔴Recommendation

Observed improper grading in one or more areas of the yard. Grading should fall 6" within first 10' extending from the foundation wall outwards towards property line. If grading meets the required specifications runoff will properly drain, pooling won't occur and wet grading will dry out in a more timely manner.



Left side

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3: Tree Distance from Home

Recommendation

Observed a tree that appears to be too close to the home at time of inspection. Generally, a tree should be planted at least fifteen feet away from the foundation of a home. For larger, overstory species (taller than sixty feet), that distance should be increased to at least twenty feet from foundations and landscape features.



4: Tree Roots

Recommendation

Observed tree roots at or near foundation wall during inspection. Tree roots that are close to the foundation tend to pull moisture from the soil and cause the grading to lose its moisture balance. Typically, when roots encounter solid, impervious surfaces such as pipes, sidewalks, curbs and foundations, they are redirected laterally or up and over. However, if there is a breach or a crack in the foundation, they can and will exploit those voids in search of moisture.



Left slab

C. Roof Covering Materials

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential future problems, a roofing specialist should be consulted.

Types of Roof Covering: Asphalt

Viewed From: Roof, Ground

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Roof Inspection:

Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, frost, etc.) affect all roofing materials day to day. It is also unknown to the inspector if proper procedures for installing all roof jacks and vents were followed during installation. All areas on the roof that have penetrations should be properly sealed and waterproofed by applying manufacturer-recommended material such as roofing cement to the underside of all vents and caulking on the sides. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

1: Roof Covering Condition

🔴 Recommendation

Multiple locations

Observed damaged/missing roof covering in one or more locations of roof surface at time of inspection. Depending on severity of damage, defected roof covering may allow moisture penetration into roof structure and expedite degradation of roof decking materials. Tree branches in contact with roof surface, extreme weather conditions, wear and tear, manufacturer defects, and walking on stone roof are all conditions that can negatively impact the integrity and condition of roof coverings.



Garage



Left side



Ridge



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I	NI	NP	D
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2: Exposed Fasteners

🔴 Recommendation

Mutiple locations

Observed missing/ deteriorating mastic atop fasteners securing roof jacks, flashing or roof shingles at time of inspection. Mastic on fasteners help prevent eventual rusting of the fasteners and moisture from entering the home at nail or screw penetrations.



3: Flashing Condition

🔴 Recommendation

Observed damage or rust on flashing in one or more locations. Flashings that are not painted at installation will expose the raw metal to moisture and over time, combined with debris, it will rust and deterioration may occur. Rust can render the flashing at the end of its useful life and may require it to be replaced. Damaged flashing can impact how well it can shed and prevent moisture intrusion.



Rusted

4: Flashing(s)- Unpainted

🔴 Recommendation

Observed unpainted/incompletely painted flashings in one or more locations. Recommend all flashing be painted to minimize rust and to match the trim work of the home.



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5: Granule Loss

➡Recommendation

Multiple locations

Observed granule loss on shingles. Granule loss that wears uniformly across the roof is normal. When shingles age and are exposed to different weather events it will cause the granule to become loose and wash away. Granules may also be removed or damaged due to installation during hotter temperatures combined with walking on shingles during installation.



6: Lifted Flashing

➡Recommendation

Observed lifted flashing in one or more areas at time of inspection. Flashing that is not flush to shingle surface can allow moisture penetration. Recommended a qualified roofing professional to further evaluate.



7: Patchwork Repair

➡Recommendation

Observed what appears to be evidence of patchwork repair on roofing structure. This may be due to a previous water leak, replacement of damaged roof coverings, nailing over face of shingles or removal of attached fixtures. Recommend contacting seller/builder for further details or a qualified roofing professional to further evaluate. At the time of inspection there was no evidence of an active water leak.



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8: Roof Vent(s) Condition

🔴 Recommendation

Roof surfaces have multiple types of vents to allow for proper ventilation of attic space and mechanical equipment. Depending on severity of damage, proper functionality of the venting system may be impeded. Rust, corrosion, improper penetration, and damage on metal vents can be the source of water intrusion if not properly maintained. Deterioration in rubber boot around air vents or base flashing that are lifted or improperly installed can allow moisture intrusion within attic space and possibly into ceiling in home. Air and exhaust vents, dryer vents, turbine vents, ridge vents, static vents and powered vents are all sources of ventilation for different systems within the home.



Turbines not turning

9: Shingle Adhesion

🔴 Recommendation

At time of inspection it appears that the adhesive holding the shingles from flapping in high winds is no longer effective. Each shingle is manufactured with an adhesive strip that allows it to adhere to its neighbor above when they are installed. The adhesive on the shingle is activated by heat—usually from sunlight beating down on the shingled roof. Adhesive strips that have deteriorated will expose shingles to potential damage and possible moisture penetration.



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10: Shingles- Improper Installation

Recommendation

The inspector is not a professional roofing contractor.

Observed what appears to be improperly installed roof covering at time of inspection. The inspector is not a professional roofing contractor. This is recommended due to the potential of moisture intrusion, overlay doesn't meet 5-7/8" for architectural shingles or 5-5/8" for 3-tab shingles or . Recommend a qualified roofing professional to further evaluate.



At patch near front roof

11: Soft Spots

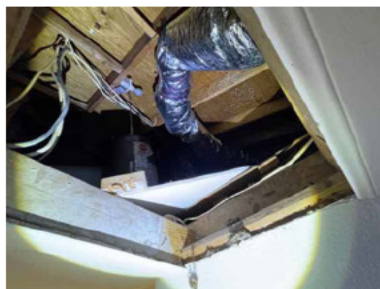
Recommendation

Observed what appears to be thin/soft roof decking upon inspection of roof. Thin/soft roof decking can be caused by moisture penetration that has began to deteriorate the wood panels or undersized thickness in panels that could be placed on over-spaced rafters. Standard roof sheathing thickness is 1/2" to 7/16". If using OSB for a roof deck, then 1/2" is recommended thickness but 7/16" is considered an industry standard. For plywood, which is slightly stronger than OSB, 1/2 thick is appropriate. Recommend further examination by a qualified roofing professional.



Near chimney

D. Roof Structures and Attics
Viewed From: Ladder



I=Inspected

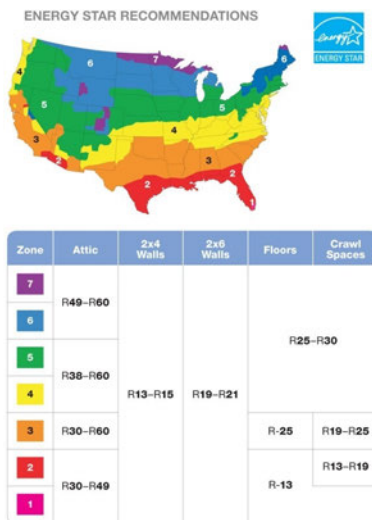
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Approximate Average Depth of Insulation: 6 Inches -
 See chart below to determine R-Value of attic blown-in insulation or click the link for more details:



[Click here for more information on R-Value](#)



Comments:

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Roof Decking Inspection:

When unobstructed, the roof decking will be observed from the underside of the roof while inspection is being conducted in the attic. Obstructed roof decking due to the following: attic foil being applied to roof rafters, fully encapsulated spray foam applications and confined space in the attic will impede in the inspectors ability to fully inspect the roof decking and observe the condition, of or around, all roof penetrations from the underside of the roof. Roof decking inspections will be conducted from a stable platform and it is possible that there will be areas that cannot be observed due to distance from platform. The inspector will not walk on ceiling joist to perform inspection due to possible injury or damage to property. If any of the aforementioned applications have been observed, and as the client you feel the need for further evaluation, we recommend contacting a qualified professional.

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I	NI	NP	D
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1: Attic Insulation- Missing/Displaced

🔴Recommendation

Observed attic space(s) that showed signs of displaced or missing insulation at time of inspection. Blown in attic insulation should be between 10-14" in depth and is a major component in increasing or maintaining the energy efficiency of a home. We recommend that the appropriate amount of insulation be installed or replaced to meet the minimal of R-30 rating for energy efficiency.



2: Attic Ventilation- Insufficient

🔴Recommendation

Attic ventilation appears to be insufficient due to lack of proper venting such as soffit or wall vents combined with ridge vents at time of inspection. Fully encapsulated spray foam insulation requires the attic space to be ventilated by supply vents that can heat and cool space or exhaust venting that will pull heat or cool air out of the attic. Poor attic ventilation can cause problems, such as ice dams, mold and mildew, and a shortened roof lifespan. Without proper ventilation, moisture can end up significantly damaging the roofing system. *The IRC (international residential code) requires 1sqft of net free ventilation area to every 150sqft of attic floor space.*

Here is an informational article about proper attic ventilation.



No soffit venting at garage add on

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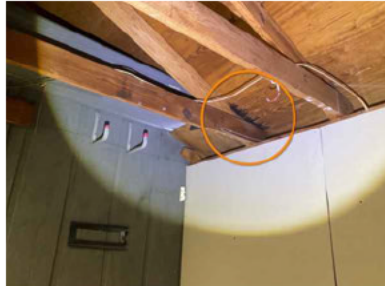
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3: Moisture Penetration- Attic

🔴Recommendation

Observed moisture stains in attic space at time of inspection. At time of inspection moisture was not detected and dried or observed but unable to verify or locate source.



Garage

4: Pest Infestation

🔴Recommendation

Droppings in Attic

Observed signs of pest intrusion or pest control at time of inspection. Pest identifiers such as gnawing on fiberglass insulation or foam pipe coverings, rodent droppings, rodent traps, mud tubes on exterior foundation walls, actual sightings of pest during inspection and nest are an indication that there has been previous pest control attempts or current pest activity. Pest such as ants and wood destroying insects build nest utilizing the soil and can go undetected if soil level or grass is not kept at a proper height around foundation wall. Pest intrusion that has caused damage to structure could be an indication that wood destroying insects or termites have been present or are currently present.



E. Walls (Interior and Exterior)

Comments:

The inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

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Lead-Based Paint:

THE STATEMENT BELOW IS ONLY RELEVANT IF THE HOME WAS BUILT BEFORE 1978.

Homes that were built prior to 1978 could have been painted with a lead based paint. Lead-based paint was banned by the federal government for consumer use in 1978. Testing for lead based paint is outside the scope of a TREC standard of practice inspection.

TREC rule (535.227 (d) General Limitations) states: *"The inspector is not required to determine the presence, absence or risk of lead based paint"*

As the home buyer if your plans are to remodel we recommend consulting a certified lead professional or seek testing before beginning renovation, repair or painting projects. Renovation, repair or painting activities can create toxic lead dust when painted surfaces are disturbed or demolished. If the home has been remodeled and there is a need to verify if lead based paint is present we recommend contacting a qualified professional for testing and verification.

Stucco Exterior Walls:

The following statement only applies to homes with stucco exterior cladding:

Stucco exterior walls, while durable, can be susceptible to various issues over time. Some common problems with stucco exterior walls include: cracking, water intrusion, efflorescence, blistering, staining, poor workmanship and trapped moisture behind walls. Regular maintenance for stucco walls depends on various factors such as the climate, location, quality of installation and overall condition of the stucco. It is recommended that stucco walls be inspected annually, repair minor damage promptly and regular cleaning. Repainting and re-sealing should be considered every 5-10 years. We recommend having a separate stucco inspection conducted in the event that there are issues identified during the initial non-invasive, visual inspection.

Your inspector will only provide a non-invasive, visual inspection of the stucco exterior and it's condition at the time of inspection. A more detailed and invasive inspection can be done by a licensed stucco professional.

Right exterior wall inaccessible :

Right wall located within private property.



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I NI NP D

1: Fire Rated Drywall

🔴Recommendation

Observed unmarked, unidentified or improperly installed fire rated wall in attic or garage space at time of inspection. Fire resistance rated construction is required to form a separation of adjacent spaces (such as townhomes and condominiums) to safeguard against the spread of fire and smoke within a building. To achieve proper fire rating drywall constructed walls must have identifying fire resistant labels and all joints and seams must be properly taped and floated. We recommend that the currently installed drywall be verified as fire rated, labeled and fully finished.



Garage Mutliple locations

2: Moisture Penetration Detected

🔴Recommendation

Observed evidence of active moisture penetration/intrusion or leak at time of inspection. We are unable to verify extent of damage caused by moisture during inspection. Moisture content above 14% will compromise the integrity of drywall materials.



At rear door

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I NI NP D

3: Patchwork Repair

🚩Recommendation

Observed what appears to be patchwork repair on one or more interior/exterior wall(s). Patchwork repair may be an indication of previous water intrusion, foundation movement or unknown damage to surface.



Left wall

4: Penetration Opening- Unsealed

🚩Recommendation

Observed unsealed penetration opening in one or more locations on exterior wall. The opening should be sealed to help prevent moisture and/or pest intrusion in that area.



Rear wall

5: Siding/Trim Condition

🚩Recommendation

Observed deteriorating, damaged, loosely fastened or cut too short siding/trim on one/multiple exterior wall surfaces. Damaged and deteriorating siding can be from a multitude of causes (wood destroying insects, moisture penetration, impact from hard object, installation, etc) that are unknown to the inspector. Repairing or replacing siding/trim will help prevent potential moisture and/or pest intrusion.



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F. Ceilings and Floors

Comments:

This inspection covers deficiencies of the ceiling and floors related to structural performance or water penetration.

"Popcorn" Ceilings:

THE STATEMENT BELOW IS ONLY RELEVANT IF THE HOME HAS "POPCORN CEILINGS".

Popcorn ceilings were popular from the 1950s to the 1980s and were made containing asbestos. Popcorn ceilings in your home are likely safe if left undisturbed. Testing and inspecting for asbestos is outside the scope of a TREC standard of practice inspection.

TREC rule (535.227 (d) General Limitations) states: "The inspector is not required to determine the presence, absence or risk of asbestos"

If you decide to have your asbestos popcorn ceiling removed, it is critical that you take the proper precautions and follow all guidelines set by the Environmental Protection Agency (EPA). Renovation, repair or painting activities can create toxic dust when surfaces are disturbed or demolished. If the home has been remodeled and there is a need to verify if asbestos is present we recommend contacting a qualified professional for testing and verification.

1: Patchwork Repair

🔴Recommendation

Observed evidence of previous patchwork repair at time of inspection. Repairs to drywall may have been done due to prior leaks, damage to materials or remodeling prior to the sell of a home.



Primary Bedroom

G. Doors (Interior and Exterior)

Comments:

Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

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1: Damaged Door

🔴 Recommendation

Observed damaged door at time of inspection. Damage does not impact proper operation of door when testing.



Garage

2: Door Operation

🔴 Recommendation

Observed door(s) not fully closing or opening, hard to close or binding when tested. Doors not opening or closing properly could be from the home settling, painting of door/frame, or misaligned.



Unable to completely open garage

3: Door Strikeplate

🔴 Recommendation

Mutiple locations

Observed door lock latch, deadbolt or ball latch strike plate missing or not properly secured at time of inspection.



Garage

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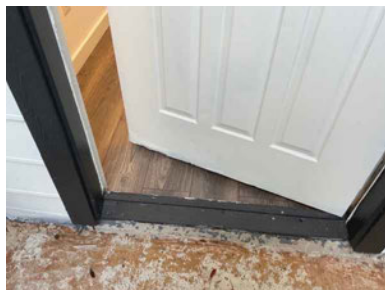
I NI NP D

4: Door Sweep

🟡Recommendation

Mutiple locations

Observed insufficient, uninstalled or damaged door sweep at time of inspection. Recommend replacing or installing door sweep to prevent conditioned air loss, possible pest intrusion and moisture from entering home.



Front door

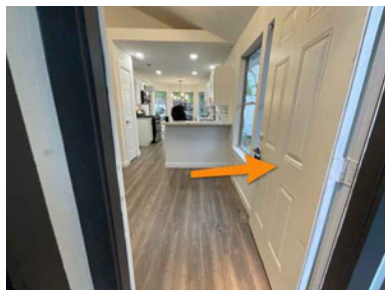


Garage

5: Ghosting

🟡Recommendation

Observed door that is moving on its own, opening or closing, when testing. This could be from the door being slightly out of level, the hinges have lost friction over time or the home has not settled properly.

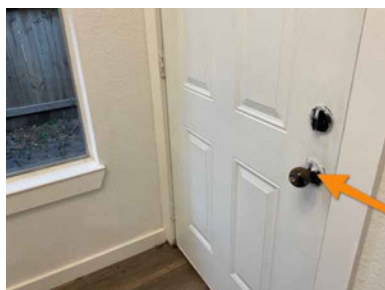


Rear door

6: Loose Door Handle

🟡Recommendation

Observed loose door handle(s) or lock during inspection. Loose door hardware subsequently can cause doors not to function properly.



Rear door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

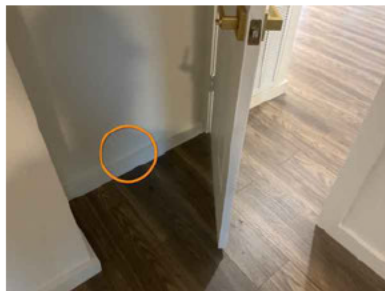
I NI NP D

7: Missing Doorstop

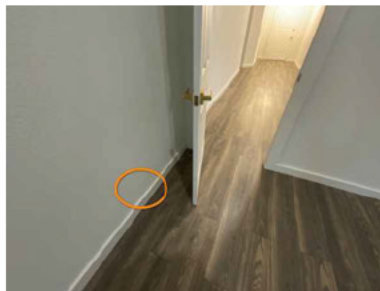
🔴Recommendation

Mutiple locations

Observed missing or improperly functioning door stops in one or more locations at time of inspection. Door stops help prevent damage to walls, wood trimming or anything that may be in the way when the door has been fully opened.



Bedroom 2

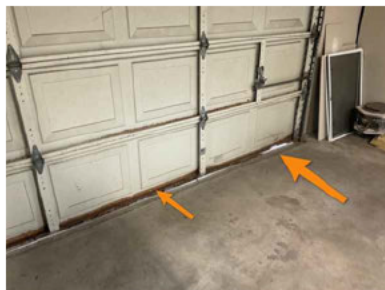


Bedroom 3

8: Rust- Metal Door

🔴Recommendation

Observed rust on metal door at time of inspection. This occurs from moisture eroding the paint and base primer exposing bare metal over time, depending on impact of moisture door may need to be replaced.

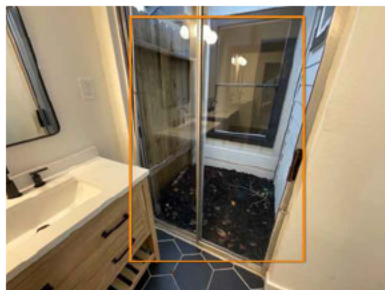


Garage door

9: Sliding Door Screen

🔴Recommendation

Observed damaged or missing door screen on sliding door(s) at time of inspection.



Primary Bathroom

H. Windows

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Comments:

This inspection covers the presence and condition of windows and screens.

Note:

Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of inspection and no warranty is implied.

1: Caulk

 Maintenance Item

Observed missing or shrinkage of caulk around window(s) at time of inspection. Missing or caulk shrinkage on the exterior of a home will allow moisture penetration into wall cavity. Interior caulk shrinkage may allow for conditioned air to escape from inside the home to the exterior.



Garage

2: Window Locking

 Recommendation

Observed window lock(s) that does not function properly at time of inspection. Lock appears to be damaged, loosely fastened, missing, hard to lock, or inoperable. Properly functioning window locks are part of the homes security and when they are not functioning properly can render easier than normal access to home.



Dining Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

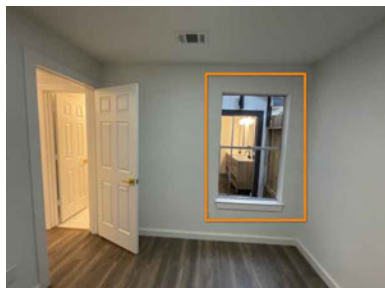
I NI NP D

3: Window(s) Operation

🔴 Recommendation

Most windows stuck shut

Observed one or more windows not opening or closing properly. Window(s) appear to be one or more of the following: painted shut, spring balance not functioning as intended, needs adjustment, hits top sash, requires a crank shaft, double window or is improperly installed. Recommend a qualified professional to further evaluate.



Bedroom 1 inoperable



Living Room windows stuck shut



Breakfast area windows stuck shut

4: Window Safety Glass

🔴 Recommendation

Multiple locations

Unable to verify if windows are safety or tempered glass at time of inspection. All glass or panels in fixed, operable, swinging, sliding and bifold doors must be constructed from safety glass, regardless of size. Fixed or operable windows must include safety glass if they measure larger than 9 feet square, the bottom edge is less than 18 inches above the floor, the top edge is more than 36 inches above the floor, and there is a walking surface within 36 inches of the glass. Tempered glass is not required unless all four of these conditions are met.



For example Living Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

5: Window Screen Condition

🟡Recommendation

Mutiple locations

Observed one or more windows with damaged, missing or not properly fitted window screens at time of inspection. The primary advantage is that a window screen keep your home protected. Window screens are mandatory if you like to let fresh air into the home without the risk of pest entering the space. Screens serves as the primary barrier between the exterior and interior of your home and provide an added layer of security.



Front windows missing screens



Left windows

I. Stairways (Interior and Exterior)

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails. For proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

J. Fireplaces and Chimneys

Comments:

This inspection covers the visible components and structure of the fireplace and chimney.



No fire place



Chimney structure at roof

K. Porches, Balconies, Decks, and Carports

Comments:

All cement slabs (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide are are shrinkage cracks.

Note:

For safety reasons wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.

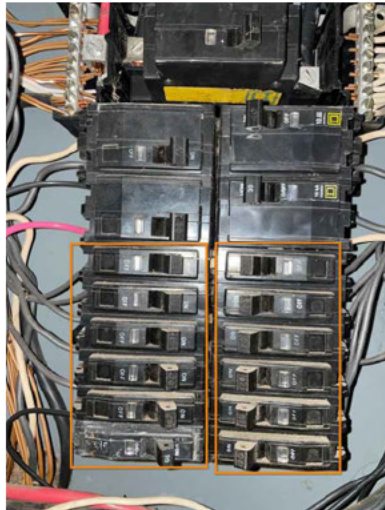
Electrical Service: 100 amps



1: AFCI Circuit Breakers

🔴 **Recommendation**

AFCI circuit breakers were not observed or missing during inspection of breaker panel. Depending on age of home AFCI protection may not have been required at the original time of build. New construction homes are required to have AFCI circuit breaker protection. AFCI protection is currently required for all 15 and 20 amp branch circuits providing power to outlets in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

6: Surge Protection Device

Recommendation

Observed missing/uninstalled surge protection device in breaker panel at time of inspection. In new construction homes this is a requirement, this was not required on homes built prior to 2020 and not required by TREC inspectors to report on until late 2021. If changes are being made to update the breaker panel this has to be changed to meet today's standards.

[Click this link for an informational article](#)



7: Unidentified Conductor

Recommendation

Observed white conductor wire without identifier marker labeling. White wires are typically used for neutrals but when used on breakers they must be identified with black electricians tape or some form of marking to identify them as hot wires.



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

This inspection covers electrical receptacles, switches and fixtures.

Type of Wiring: Copper, Romex -

Aluminum branch circuit wiring: When inspecting a home that has aluminum branch circuit conductors installed in the main or sub-panel a random sampling of accessible receptacles and switches may be required. Aluminum wiring has a higher thermal contraction and expansion rate than copper expansion, is less ductile, can oxidize when exposed to oxygen or corrode when exposed to moisture.

Photocell/Low-voltage Lighting:

Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Carbon Monoxide/Smoke Alarms:

Carbon monoxide and smoke alarms will be manually operated (only in vacant or unoccupied homes), inspected for proper location/installation and visually inspected for condition or age during inspection. Manually testing will consist of depressing of the test button. This type of test is to ensure that the beeping/chirping of the alarms are functioning throughout the home. Manual test does not ensure that the smoke sensor will operate in the presence of smoke or carbon monoxide. Verifying the age of a smoke or carbon monoxide will be done by looking at the color of the detector or if the age of the unit is easily accessible. Smoke and carbon monoxide detectors that are beginning to turn golden beige or yellow are most likely older than 10yrs old. If the home is 10-15yrs old and the detectors are white then the inspector will assume they are original to the home and should be changed.

1: Ceiling Fan Inoperable

🔴Recommendation

Ceiling fan inoperable, needing remote device to test for proper functionality, appears to be improperly wired or not functioning correctly at time of inspection. Recommend a qualified professional to further evaluate or contacting seller.



Living Room

2: Cover Plate(s)- Missing

🔴Recommendation

One or more receptacles are missing a cover plate or improperly sized. Recommend installing receptacle plate cover to prevent a potential shock hazard if receptacle is a electrical outlet.



Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Exposed Ends & Splices

▲Safety Hazard

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.



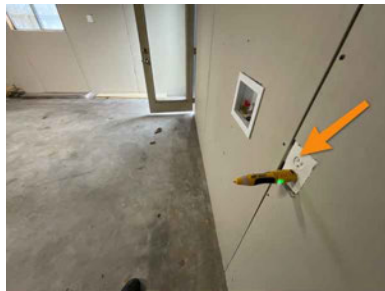
Garage

4: GFCI Protection- Uninstalled

👉Recommendation

Observed locations where GFCI protection is required, but either not present or functioning properly at time of inspection. Any area within six feet of a sink, water source, kitchen countertop or exterior of home is required to have GFCI protected outlets.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



Garage

I=Inspected

NI=Not Inspected

NP=Not Present

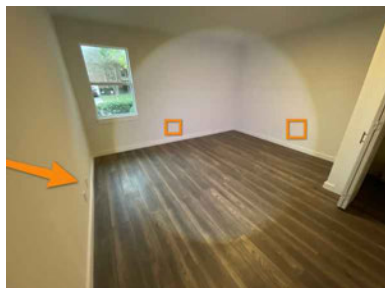
D=Deficient

I	NI	NP	D
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5: Inadequate Number of Receptacles

🔴Recommendation

Observed an inadequate amount of receptacle outlet(s) at time of inspection. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6ft from a receptacle outlet. We recommend contacting a licensed electrical contractor for further evaluation.



Primary Bedroom

6: Inoperable Light(s)

🔴Recommendation

Observed one or more lights are not operating properly at time of inspection. New light bulb possibly needed or a potential wiring problem exists.



Bedroom 1 Closet

7: Inoperable Outlet

🔴Recommendation

Observed an inoperable outlet when testing at time of inspection. Receptacle didn't produce any signs of power when tested. Outlets in bathroom and kitchen areas that are within 6' of a water supply should be GFCI protected. It is unknown to the inspector if an inoperable outlet in aforementioned locations meet this requirement.



At Rear door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

8: Open Ground

🔴 Recommendation

Observed open ground on one or more outlets. Outlets installed in homes built in the early 60's - 70's were wired with two wires and didn't require a grounding wire. Recommend consulting an electrical contractor for further evaluation.

[Here is an informational article](#)



Living Room



Living Room

9: Service Outlet

🔴 Recommendation

Observed missing outlet in location that requires a service outlet. Because a receptacle is often necessary for servicing HVAC equipment, the National Electrical Code (NEC 210.63) specifies that a 125-volt, single-phase, 15- or 20-amp receptacle outlet must be installed in an accessible location within 25 feet of the equipment and on the same level.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

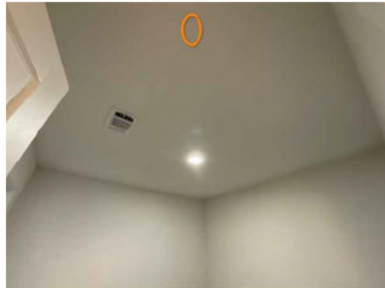
10: Smoke Detectors- Uninstalled

Recommendation

Mutliple locations

At time of inspection observed that smoke detectors were not installed in all appropriate areas of the home. Smoke detectors should be on every floor outside sleeping areas and inside bedrooms.

[Click this link for an informational article](#)



Bedroom 1



Primary Bedroom



Bedroom 2

11: Unprotected Live Wire

Recommendation

Observed what appears to be a unprotected romex wire at time of inspection. Due to proximity of impact it is recommended that a conduit covering be installed for protection from impact.



At panel

-
-
-
-

C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Type of Systems: Forced Air, Gas-Fired Heat

Energy Sources: Natural Gas

Furnace Manufacturer/Year: Unknown -

Although some furnaces can last more than 40 years, the average life of a gas-fired or electric furnace is around 15 to 30 years.

Note:

We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters and proper airflow is not included in this inspection. Only the Emergency Heat mode, if available, is checked on heat pump systems when the outside temperature is above 80°F.

Furnace inaccessible:



No access, minimum head room requirement not met

1: Furnace Operation & Functionality

● **Recommendation**

No gas supply

Observed furnace not operating or properly heating when testing at time of inspection. When testing furnace for proper functionality unit did not perform as intended. If gas supply to home or unit is disconnected/off the inspector will be unable to test furnace for proper functioning. If temperature in home exceeds setting for thermostat this will prevent testing as well. Recommend a qualified HVAC professional for further evaluation if cause for lack of operation is due to something beyond the gas being off to unit or home.

B. Cooling Equipment

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Type of Systems: Central Air Conditioner

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

HVAC Manufacturer/Year : Rheem -

HVAC systems that are between 15-20 yrs old are considered to be at the end of it's useful life. The age of the unit is based on the manufacturer's serial number(s) to the outdoor (condenser) unit(s). Although the unit is functioning properly at the time of the home inspection that does not mean it may not need to be replaced. If during testing the inspector finds that the unit is not functioning as intended it will be recommended as a deficiency and notated in the report as such. The attached photos will show the age and manufacturer of the unit(s) installed at time of inspection.



Condenser Manufactred:08/2020

Cooling Test- Temp Variance: Return Vent Avg. Reading:65 - Supply Vent Avg. Reading:46 Meets 15-22 degree variance -

The air conditioning cooling ability was tested using an infrared thermometer reading to determine if the difference between the supply and return air vent reads between 15 and 22 degrees fahrenheit. If so, this would indicate that the unit is functioning and cooling as intended. Testing will be performed by lowering thermostat to lowest setting and checking variance after an hour of operation. TREC, the governing body for inspectors, prohibits testing of AC systems when outdoor temperature is below 60°.

Average delta T:19 degrees F.



Primary Bedroom



Bedroom 1

HVAC Maintenance:

We recommend that the HVAC system be inspected/serviced by a professional HVAC professional. Routine maintenance performed by a professional will be a more in-depth look at the unit. This service usually consist of:

- Thorough cleaning of coils, drains, and elements.
- Inspecting connections, motor operations, and thermostat functionality.
- Monitoring refrigerant pressure.
- Testing safety controls.
- Lubricating moving parts

Your home inspector will do a visual check for any possible issues and test temperature variances by getting temperature readings from supply and return registers. On existing homes we recommend verifying if the seller has any maintenance records on the HVAC system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

AC Coolant (Freon) Type: R-410A -

The type freon used, when possible, is located on the manufacturer label of the condenser. If the freon has been updated from what the label suggest it will be unknown to the inspector. Condensers that are using R22 freon doesn't mean the unit needs to be replaced. R22 freon is being phased out which will make it hard to acquire if needed and possibly require the HVAC system to be replaced. R22 freon is a proven ozone-depleting substance, R22 refrigerant and freon-reliant appliances have both been phased out over time. The phaseout began in earnest in 2004 in favor of the more environmentally friendly, R-410A. In 2010, the Environmental Protection Agency banned the production and installation of new Freon-reliant appliances. R22 will remain in production in rapidly reducing quantities until 2020. (R22 refrigerant or hydrochlorofluorocarbon [HCFC-22]) is a coolant that was commonly used in air conditioning systems until 2004.

Filter Location: N/A -

Filters are part of the HVAC system and are used in the home's heating and cooling system. They filter dust, pollen, pet dander, and other small particles out of the air. These particles are trapped in the filter to prevent them from being circulated throughout home.

The most common residential HVAC system is called a "split system". It is made up of two systems; one outdoors (the condenser), one indoors (the evaporator and furnace).

HVAC filters are placed on the inside of the home in either the "return vents" or on the "evaporator/furnace system". The evaporator/furnace is primarily located in an attic space or sometimes in a closet/cabinet type space. Return vents are primarily located on ceilings or walls.

Unit Inaccessible:

Exterior or interior components of the HVAC system were inaccessible and not fully inspected due to location and impeding factors. Insufficient space on platforms, height and location of such platforms, units behind panels that are screwed shut and safety concerns will impede a thorough inspection of the condenser units. If possible, the inspector will use drone technology to view the condenser(s) visually and make determinations based on them. For a more in depth inspection of a condenser(s) that we deem inaccessible we recommend a licensed HVAC contractor for further evaluation.



Inadequate head room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Unlevel Condenser Unit(s)

Recommendation

Condenser and concrete pad supporting the unit is not level, this will negatively impact the functionality and life span of the unit. The motor inside a compressor requires oil, if the condensing unit isn't level proper lubrication of the entire motor won't be achieved. Also, there are times when the oil in a compressor travels in the lines with refrigerant, and unlevel unit will cause this oil to separate from the refrigerant and pool in the lines and coils whereas a level unit will allow for the oil to return to the compressor and gets redeposited where needed.



C. Duct Systems, Chases, and Vents

Comments:

This inspection covers the condition of the visible ducts, vents, fans and filters. Supply and return air is checked with infrared thermometers at various registers for temperature consistency.

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Location of Water Meter: Exterior



Location of Main Water Supply Valve : Unable to Locate

Static Water Pressure Reading: 0



Type of Supply Piping Material: Copper

Note:

Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check drain system.

Water Supply Pressure:

Unable to verify water pressure to home due to one or more of the following: water supply unavailable, hose bibb wrapped, damaged water lines, attached hoses over tightened or inaccessible. In the event that one or more of the following occurs the inspector will visually check water pressure in home and if the pressure appears to be low it will be documented in report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Hose Bibb Insulation

🚫Recommendation

Observed missing insulation on hose bibb. Hose bibb insulation help protect plumbing pipes from freezing and eventually bursting during a extreme cold weather event.



Rear hose bib

2: Toilet Fastening

🚫Recommendation

Observed toilet not properly fastened or secured to floor. The toilet should be secured to the floor to prevent tip over, potential leak at sewer line, flood bathroom floor or lead to rotted wood and possibly mildew.



Primary Bathroom 1

3: Water Meter Box

🚫Recommendation

The water meter box was full of water, debris or mud at time of inspection. If the result is due to heavy rain or over watering this may correct itself. If the water in the box does not dissipate under dry conditions, this may indicate a leak.



Full of water

B. Drains, Wastes, and Vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Type of Drain Piping Material: PVC

Drain Pipe Clean Out Location: Rear



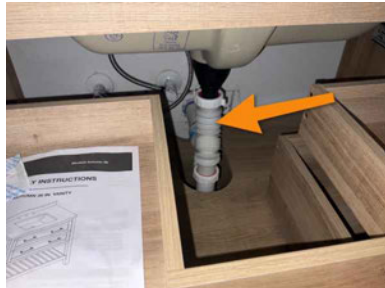
Note:

Only visible and accessible waste lines are checked.

1: Flexible Drain Pipe

➔ Recommendation

Observed flexible drain pipe installed at time of inspection. Flexible drain pipe or accordion-style pipe that are not made of a rigid material or installed incorrectly may allow for sewer gases to seep into home and not drain as intended from collecting debris. We recommend contacting a professional plumbing contractor to further evaluate the validity and functionality of this installation.



Primary Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Substandard Install

Recommendation

The inspector observed what appears to be substandard plumbing installation at time of inspection. Although the inspector is not a licensed plumbing professional we recommend contacting a licensed plumbing professional to verify if install meets the standards set by the local jurisdiction and the International Plumbing Code (ICC) and Uniform Plumbing Code (UPC).



Laundry stand pipe drain at garage

C. Water Heating Equipment

Energy Sources: Gas -

See comment(s) under photo(s).

[Here is an informational article on life expectancy of a water heater.](#)

Capacity: 40 Gallons



Manufactured:05/2018

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

Temperature Pressure and Relief Valve:

Due to not knowing if the TPR valve will reseal, the inability to see the drain pipe as it goes into walls or ceilings or if there has been routine manual testing of valve prior to inspection the TPR valve will not be tested during inspection. TREC states:

The inspector is not required to: "Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. Operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property."

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example

1: Annual Maintenance Flush Needed

 Maintenance Item

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Annual maintenance on a water heater serves several important purposes, ensuring its optimal performance, safety, and longevity. The key reasons why an annual flush is recommended on a water heater are as follows: improves efficiency, extends lifespan, improved water quality, warranty compliance and energy savings.

[Here is a DIY link to help.](#)

2: Inoperable Water Heater

 Recommendation

No gas supply

At time of inspection observed gas or electric water heater(s) not performing as intended. Inadequate water temperature, lack of gas supply, unlit pilots or old age are common factors that render the unit inoperable or not functioning properly. If it was verified at the time of inspection that the gas supply to home or the unit is in the off position air can build up in gas plumbing lines. Air build-up in gas lines will need to be bled off in order for unit to receive gas to function.

I=Inspected

NI=Not Inspected

NP=Not Present

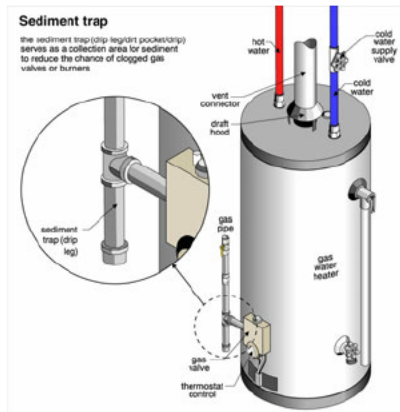
D=Deficient

I NI NP D

3: Missing Sediment Trap

🔴 Recommendation

Gas line connection to water heater does not have a sediment trap installed. A sediment trap, also known as a drip leg, is a device installed on a natural gas or propane water heater (or other gas appliances) to capture and collect any sediment, debris, or moisture that might be present in the gas supply line. Its primary purpose is to help prevent these contaminants from reaching the sensitive components of the appliance, ensuring its proper and safe operation.



Example



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: TPR Drain Pipe Material

Recommendation

Observed TPR drain pipe material that appears to not meet specific heat resistance requirements. Materials such as copper, CPVC, stainless or galvanized steel, polyethylene and polypropylene are acceptable to use for TPR drain pipes; PVC is not.



- D. Hydro-Massage Therapy Equipment**

Comments:

This inspection covers built-in hydrotherapy and whirlpool equipment.

- F. Gas Distribution Systems and Gas Appliances**

Comments:

Location of Gas Meter: Rear wall



Type of Gas Distribution Piping Material: Galvanized Steel

I=Inspected

NI=Not Inspected

NP=Not Present

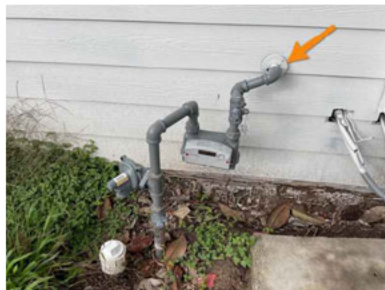
D=Deficient

I	NI	NP	D
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1: Gas Pipe Bonding

🔴 Recommendation

The gas piping system appears not to be bonded, loosely fastened or improperly bonded to the grounding electrode system. The NEC (National Electric Code) code 250.104(B) as of 2017 states and requires gas piping to be bonded where metal piping servicing the house is capable of being energized, it should be bonded to the grounded electrode system. The inspection is based on the Standards of Practice set forth by TREC (Texas Real Estate Commission). It requires the inspector to identify if proper bonding has been achieved on the gas line at the point of entry into the home. Depending on age of home these requirements may not apply unless future changes in related systems are updated.



Unable to verify gas line bonding

2: Unused Gas Connection

🔴 Recommendation

Observed a gas supply line that was uncapped or abandoned during inspection. Unused gas lines should be capped to prevent gas from accidentally leaking into home. Flex lines that are connected to a gas supply line should be physically connected to the appliance it is intended to serve.



Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

This inspection of the dishwasher covers the door gasket, control knobs, and interior parts; including the dish tray, rollers, spray arms, and he soap dispenser.

1: Dishwasher Door

🔴Recommendation

Observed dishwasher door damaged or not properly securing/latching/opening at time of operation. Door not securely fastening will cause dishwasher to leak.



2: Inoperable

🔴Recommendation

No water supply

Observed dishwasher not functioning/inoperable at time of inspection. In the case that a circuit breaker has tripped and the home is occupied, the inspector will not reset the circuit breaker due to not knowing why it was tripped and if there is an underlying issue with the dishwasher prior to the inspection.

B. Food Waste Disposers

Comments:

This inspection covers the splash guard, grinding components, and exterior.

C. Range Hood and Exhaust Systems

Comments:

This inspection covers the filter, vent pipe and switches as well as operation of the blower.

D. Ranges, Cooktops, and Ovens

Comments:

This inspection of the range, oven, cooktops, covers knobs, elements, drip pans, handles, glass panels, light covers and other parts.

1: Inoperable Range

🔴Recommendation

Observed what appears to be an inoperable or improperly functioning cooktop and/or oven at time of inspection. Burners and/or oven did not heat up or didn't function accordingly when testing. If gas to home or unit is not on or disconnected it will impede inspection of appliance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Missing Tip-Over Protection

▲Safety Hazard

Observed range was not fastened to the floor at time of inspection. This poses a safety hazard to children due to the possibility of the cooktop tipping over if a child stands on the oven door when open.



E. Microwave Ovens

Comments:

This inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.



Note:

Microwave ovens that are not attached to interior walls are not part of the inspection. Only microwave ovens that are affixed to wall or cabinet structures will be inspected. Microwave ovens are not checked for radiation leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

This inspection will cover the the operation of the unit, observing sound, speed and vibration level.

G. Garage Door Operators

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

This inspection will cover the condition of the main unit, operate the unit if possible and inspect the systems safety features.



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H. Dryer Exhaust Systems

Comments:

This inspection will cover the condition and operation of the unit.

Note:

Laundry equipment is not moved to check vents.