

# SYNERGY HOME INSPECTIONS

8326614933

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## RESIDENTIAL INSPECTION

46962 US-290 BUS  
Hempstead, TX 77445

Inspector  
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# PROPERTY INSPECTION REPORT FORM

Abel Peña <i>Name of Client</i>	03/25/2024 2:00 pm <i>Date of Inspection</i>
46962 US-290 BUS, Hempstead, TX 77445 <i>Address of Inspected Property</i>	
Nicholas Ramos <i>Name of Inspector</i>	9041 <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 (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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**Mold/mildew investigations are not included with this report as it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**

*The pictures that accompany this property inspection report do not represent all of the deficiencies in the home. The pictures are a courtesy to the purchaser of the report to give a visual example of some of the deficiencies that have been observed by this firm. The buyer should not assume that all of the deficiencies have been documented by photo. For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building or object and facing it.*

**PLEASE NOTE: This was not a PASS / FAIL inspection. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice and its purpose is to provide you information to use in making your purchase decision. If you do not read the entire document, you may miss important details that should influence your decision. The Standards of Practice, adopted by the State of Texas for real estate inspections, defines a Deficiency as an issue that, in the inspector's opinion, adversely and materially affects the performance of a system or component; or constitutes a hazard to life, limb, or property as specified by the standards of practice. Some items**

may be commented on that are not technically correct, but are not material. This provides you with information about the house that may serve to help you understand its construction, and manage its maintenance. The responsibility to decide whether further analysis, repair, update or replacement of any system or component, based upon the Inspector's reasonable opinion and/or designation of "Deficient" is up to the person for whom the report was prepared. This report shall supersede any written or verbal conversations, comments and or reports that were provided prior to providing this written report. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether an item was deemed deficient, or not.

This inspector was not aware whether this house had ever flooded, had windstorm, or any other significant damage. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. A Comprehensive Loss Underwriting Exchange Report (C.L.U.E.®) may offer additional information on losses, or payments for losses, on this property. We recommend that you check with your Agent for more information.

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### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Post Tension Cable

*Foundation Opinion:*

**Inspector's opinion on foundation performance:** There was no movement of concern at the time of the inspection.

*Comments:*

**Note:** The foundation performance opinion stated below neither in anyway addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.

**SUGGESTED FOUNDATION MAINTENANCE & CARE - Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.**

**B. Grading and Drainage**

*Comments:*

**Note:** During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of the soil stability is beyond the scope of this inspection. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the home should be considered on all homes as it is required by current codes.

*No Gutters:*

**The building is not equipped with roof gutters. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. The absence of gutters and/or diverters above the entry areas can result in roof drainage hitting the porch slab and splashing back onto the doors, windows, and wall coverings. Installing roof gutters and/or diverters may help prevent water penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.**

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C. Roof Covering Materials

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Ladder

*Comments:*

**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

**1: Starter Course**

☉Recommendation

The starter row and first row of shingles (this is the first layer of shingles installed along the eaves of the roof) was installed incorrectly. When using a shingle for the starter row, the lower section of the shingle should be cut off and the tar or sealing strip should be located close to the edge of the roof so the first row of shingle will adhere to it. This keeps the shingles from lifting up during high winds.

This is per the Asphalt Roofing Manufacturers Association. If this is a new roof, recommend review by a qualified roofing contractor for correction.

The roof was installed using the method of flipping the starter row shingle over so the tack strip is exposed, then with the first row over it and adhering to the starter. There has never been any issues with the roof.

**2: Underlayment**

☉Recommendation

The roofing paper underlay was either short or installed under the drip edge around the eave of home.

The roofing paper underlay should be on top of drip edge at the eave and under rake edge to avoid moisture penetration; recommend review by a qualified roofing contractor.

could not find where this was reference and when contacting the inspector he could not give detail as to where this was.

**3: Rain Diverter Flashing**

☉Recommendation

There is no diverter on the roof to divert roof runoff away from the condensing unit. It is recommended that one be installed to protect from damage that may occur from water draining onto the unit.

This is not a feasible option with an almost 30ft gable end on a 8/12 pitch roof.

D. Roof Structures and Attics

*Viewed From:* Attic

*Approximate Average Depth of Insulation:* 6 Inches

*Comments:*

**Note:** Due to the attic configuration and safety concerns, the entire attic space was not closely observed. Remote and otherwise inaccessible areas were not fully inspected.

E. Walls (Interior and Exterior)

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I NI NP D

*Comments:*

Inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas enclosed within finished walls and concealed flashing details (e.g., doors, windows, brick ledges, etc.) are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions.

Mold/mildew investigations are not included with this report as it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

*House Occupied:*

Note: Structure occupied. Complete interior walls not visible during inspection due to furnishings.

**1: Weep Holes Above Lintels**

⊖ Recommendation

There are no weep holes above the steel lintels. - R703.7.6 Weep holes. Weep holes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weep holes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

*We were told by our builder that spacing/ weep holes were in the attic*

**2: Under-Stair Protection**

⊖ Recommendation

Fire block not present under stairs. Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.



*We did not complete this project. We were going to make this a secret hiding place for our son and ~~to~~ install the walls.*

**F. Ceilings and Floors**

*Comments:*

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs etc., and prevent assessment of these conditions.

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House Occupied:

Note: Structure occupied. Complete flooring not visible during inspection due to furnishings.

G. Doors (Interior and Exterior)

Comments:

1: Latch

Recommendation

One or more doors would not latch properly.

other than the laundry door but that pocket door is not equipped with a latch. Could not find the door that is referenced as not latching

H. Windows

House Occupied:

Note: Unable to operate all of the windows, due to heavy storage and/or furniture.

Comments:

I. Stairways (Interior and Exterior)

Comments:

1: Handrail not Present

Recommendation

Handrails shall be provided on at least one side of stairways of three or more risers.

We use this space as an attic, not a living area. If space was completed we were going to add.



J. Fireplaces and Chimneys

Comments:

Notice: The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portion of the chimney is beyond the scope of this inspection. This includes



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determining the presence of a flue lining, or if lining is present. The inspector is not required to inspect mantles and fireplace surrounds, ignite or extinguish fires, or determine draft characteristic.

*Gas Logs Not Tested:*

Gas log kits that are not equipped with an electronic ignition are not tested for operational performance per TREC standards of practice. Inspectors are not required to apply an open flame to gas appliances.

**1: Damper Lock**

⊖ Recommendation

Fireplace equipped with gas starter wand. Damper not equipped with damper lock and or bracket. Gas fireplaces should be equipped with a required damper bracket that prevents the damper from completely closing to allow for the gas to escape to the exterior in the case of a gas leak.(IRC 2433.1)

*one has been installed*

**2: Seal Pipe**

⊖ Recommendation

Not sealed around knock out for gas piping. Sealing around the gas pipe at refractory panels keeps the heat and combustion byproducts out of the chase areas.

*Refractor cement has been applied around the knock out.*

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

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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

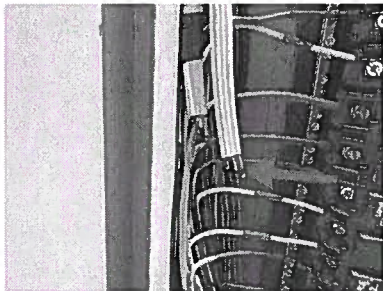
Inspection of the electrical service system is limited to visible and accessible components of the entrance cable, meter box, service panel and the visible portions of the wiring. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. Auxiliary electrical systems such as generators and transfer switches are not inspected. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed. Length of embedded or buried equipment grounding electrodes cannot be determined by visual observation. No resistance measurement of equipment grounding electrodes is performed. Lightning arrestor systems and solar panels are not inspected. No assertion as to the insurability of the property is made.

### 1: Abandoned Wires

⊖Recommendation

Disconnected/abandoned electrical conductors observed in panel box, unable to determine prior use. Recommend consulting sellers for more information or have a licensed electrician review.

Wire is not abandoned. It was left intentionally as a spare for future use.



### 2: 2 Grounding Rods

⊖Recommendation

The electrical system should be equipped with 2 ground rods/devices installed in an approved manner, connected to the ground busbar through a single wire or parallel wires. In the event 2 ground rods are installed, the ground rods should be spaced a minimum of 6ft apart. (if 25 ohms of resistance or less can be verified, the second ground rod is not required) Only one ground rod was observed.

Two ground rods only required with less than 25 ohms of resistance. A single ground rod with ufer ground is sufficient.

### 3: Intersystem Bonding Termination

⊖Recommendation

An intersystem bonding termination should be installed on the main ground wire.

Intersystem bonding termination is to ground phones, lighting rods and other external devices in need of grounding. None of these are used on the home.

### 4: Bundling

⊖Recommendation

Numerous branch circuit cables are improperly entering the main service entrance panel through a single large knock out located at the bottom of the panel box. Under current and past electrical

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I NI NP D

standards branch circuit cables shall be individually secured to the panel box, cabinet, cut out box, or meter socket enclosure with appropriate clamps at the knock out interface. The panel, as installed, does not comply with current and past fire regulations.

Per the local electrician that wired the house: This is a common argument between code requirements and what is considered by local authority having jurisdiction. The number of wire allowed to enter thru a single knockout depends on the manufacturer. This a 2" bushing. The practice of using a single chase nipple for a bushing is an industry standard and acceptable by local authority having jurisdiction (local city inspectors and utility companies). Otherwise, you would have a seprate hole in the panel and in the wall of the home for each wire which would cause water problems and rotten wood in the wall behind the panel.



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

Type of Wiring: Copper

Comments:

Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, outlets, switches and connected devices. The absence of GFCI and AFI protection devices in required locations is reported. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified though a visual inspection. Low voltage and ancillary electrical systems such as low voltage lighting systems, landscape lighting, generators, communication, entertainment systems, etc. are not inspected. No load analysis or capacity / demand calculations of branch circuits are performed.

House Occupied:

Not all outlets were checked or inspected due to furnishings in an occupied residence.

**C. Other**

Comments:

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

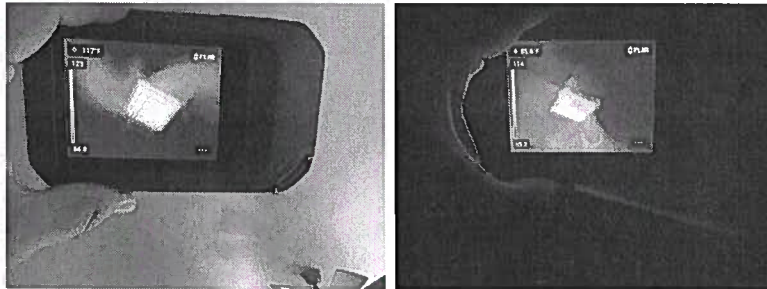
**A. Heating Equipment**

Type of Systems: Central Forced Air

Energy Sources: Gas

Comments:

The objective of our limited visual heating and cooling (HVAC) inspection is to determine if the HVAC and related equipment may benefit from a more thorough inspection by a qualified HVAC contractor. The scope of our inspection includes but is not limited to a visual inspection of the HVAC electrical system, visual inspection of the fan, the compressor, the coils (if accessible without opening a protective cabinet or shroud), the burners of a gas fired appliance, the flues and chimneys, the filter, and the thermostat. We do not dismantle components such heat exchangers or coils. We do not test for refrigerant leaks or adequate pressure in the refrigerant lines. We do not test or operate electronic filters, humidifiers, or programmable thermostats. If the client has concerns it is highly recommended that a qualified contractor further evaluate the HVAC system prior to closing.



**1: Yellow Flame**

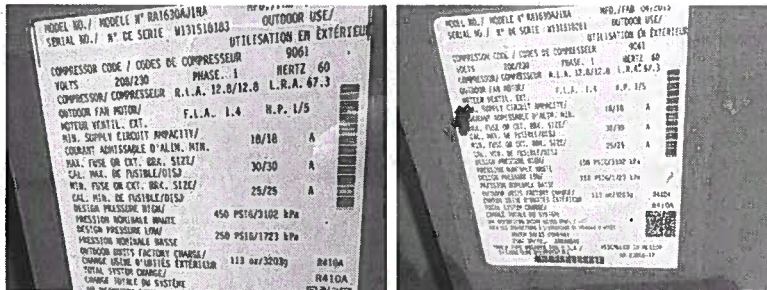
⊖ Recommendation

The presence of yellow/orange flame indicates improper combustion may be occurring with the furnace.

After speaking with the inspector he said this is a required picture he has to take. Although our units (both) did function properly and heat to temp. A pressure test was not preform on the gasline to make a proper assessment of correct combustion.

**B. Cooling Equipment**

Type of Systems: Central Forced Air Split System



Comments:

**Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation

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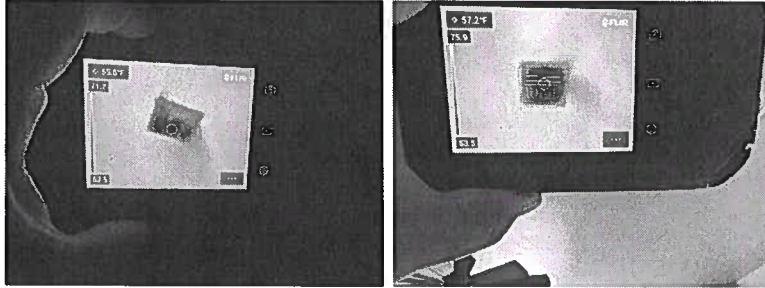
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even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

After speaking with the inspector he said both units did function properly and cool to temp.

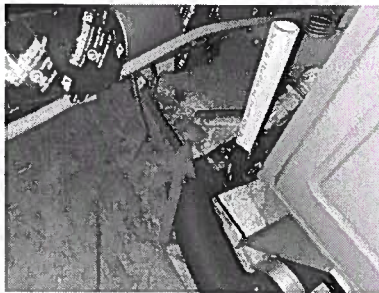


**1: Rusty Drain Pan**

Recommendation

Rust stains observed in the emergency overflow drain pan under the evaporator coil. Unable to determine if there is a leak present at A/C coil condensation pan/drain line, clogged condensate drain line or if due to previously corrected problems, suggest client consult with seller to determine if or when repairs were completed or a qualified HVAC specialist should be called for further review.

Bleach was split on the drain pan during routine maintenance causing the rust.



C. Duct Systems, Chases, and Vents

Comments:

Mold/mildew investigations are not included with this report as it is beyond the scope of this inspection at the present time.

D. Other

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### IV. PLUMBING SYSTEMS

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

Location of Water Meter: Exterior



This picture is not of the supply valve. We used this "water main cover" to cover and hide the copper line that comes out of the wall for a third AC unit to be used if the attic space was converted to a liveable space.

Location of Main Water Supply Valve : Unable to Locate

Static Water Pressure Reading: 60

Type of Supply Piping Material: PEX (Where Visible)

Comments:

PEX:

NOTICE: The water lines were PEX, a cross-linked polyethylene material. Developed in the 1960s, PEX tubing has been in use in many European countries for plumbing, radiant heating and snow melt applications since that time. It was accepted by American building codes in the early 1980s. It is impossible to determine whether all fittings/connections are accessible and have been evaluated by this inspector. Serviceability of this water supply system cannot be guaranteed, and no warranty is provided by the inspector.

— located in Pump House at the well

**1: Aerator**

⊖ Recommendation

One or more of faucet aerators are clogged and/or missing.

this is at the small vanity in the guest bath. We will be installing a new one

**2: Hose Bibs**

⊖ Recommendation

One or more exterior hose bibs are missing required back flow prevention devices.

They will installed

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

Type of Drain Piping Material: Plastic (Where Visible)

Comments:

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

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**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 0 Gallons

*Comments:*

*Tankless Water Heater Maintenance :*

**The house has a tankless water heater installed. A tankless water heater does require periodic maintenance. For an example of common maintenance tips click [here](#). For a full and unit specific maintenance schedule refer to the units manufactures manual or contact a qualified plumber to perform the maintenance as needed. All maintenance records should be obtained from the sellers.**

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**F. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Exterior

*Type of Gas Distribution Piping Material:* Black Iron

*Comments:*

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### V. APPLIANCES

**A. Dishwashers**

*Comments:*

**1: Elevate Drain Line**

⊖Recommendation

Dishwasher drain line needs to be elevated and be securely fastened to the underside of the countertop above side inlet of disposal to prevent debris and gray water from draining down line from disposal and back into dishwasher.

*Has been fixed.*

**B. Food Waste Disposers**

*Comments:*

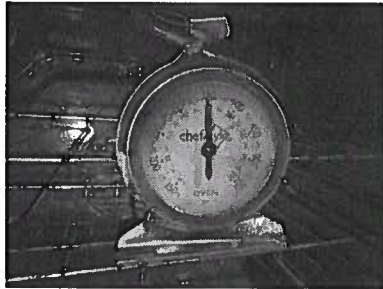
**C. Range Hood and Exhaust Systems**

*Comments:*

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

*Comments:*

**Information:** The Texas Real Estate Commission (TREC) requires that a variance of more than +/- 25° when tested at an oven setting of 350° be reported as a deficiency. On electronic ovens, the adjustment is typically programmable. See your appliance's manual for instructions.



**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**1: Vents Into Soffit**

⊖Recommendation

The mechanical exhaust fans vent into the soffit. The fans should vent outside to prevent moist air buildup in the attic. Venting to the soffit was common practice when this house was built. Standards changed to require the vents to terminate outside the building envelope. Later standards were further



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clarified to require the vents to be directly vented to the exterior. Vents terminating into the soffit can result in back drafting and possible moisture damage to the soffit boards. This standard is reflected in the 2015 International Residential Code as follows: M1501.1 Outdoor discharge. The air removed by every mechanical exhaust system shall be discharged to the outdoors in accordance with Section M1506.3. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.



We did vent the master bath vents into the attic so there would not be one single vent pipe coming out of the roof in the front roof.

G. Garage Door Operators

H. Dryer Exhaust Systems  
*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

E. Private Sewage Disposal Systems

*Comments:*

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

*Comments:*