



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



PROPERTY INSPECTION REPORT

Prepared For:	Ken Goolsby
	(Name of Client)
Concerning:	6075 Fm 222 Loop S, Shepherd, TX, 77371
	(Address or Other Identification of Inspected Property)
By:	David Jones (# 22116) Charles Rowden (# 22155)
	(Name and License Number of Inspector)
	10-8-2019
	(Date)
	(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (Rules) of the Texas Real Estate Commission (TREC), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturers installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188

(512) 936-3000

<http://www.trec.state.tx.us>

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as Deficient when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been grandfathered because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): slab on grade

Comments:

The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

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

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B. Grading and Drainage

Comments:

Portions of the slab edges were not viewed due to soil and vegetation build up. High soil level is considered a conducive condition to termite activity, water penetration and limits visual observation of the foundation slab. Common industry practice recommends a clearance of at least 4 inches from bottom of brick veneer to soil.

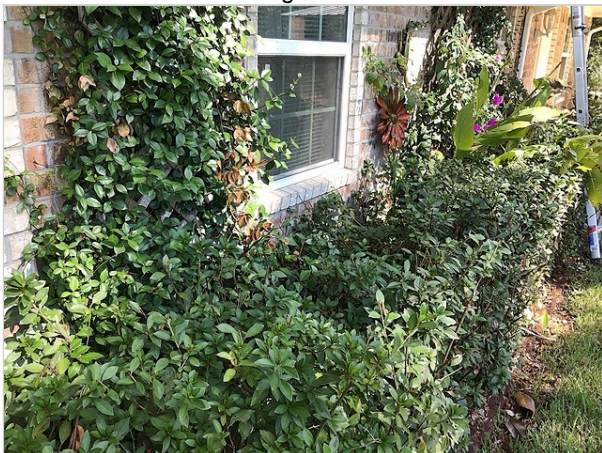
Note: Portions of the gutter system entered a sub-surface drainage system. The termination point for the system was not located.



High soil



High soil



Vegetation buildup

I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: asphalt-fiberglass shingles

Viewed From: roof surface (walked)

Comments:

The asphalt-fiberglass shingle roof was lightly worn and appeared to be in adequate working condition at the time of the inspection.

Accelerated granule loss observed in areas adjacent to the chimney chase.

Improper installation/repair technique was used at the apron of the roof vent flashings. The bottom of the apron should be free and clear to allow moisture to exit the flashing. Properly installed roof vent flashings do not need to be caulked, only the exposed nail heads.

Flashings for the plumbing vents were not secured properly and were installed with sides over the shingles. Possibly allowing water penetration during wind driven rains.

Tree limbs were making contact with the roof. Tree limbs should be cut back at least 6' from the roof.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.



Accelerated granule loss



Accelerated granule loss



Caulked at the apron



Caulked at the apron

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Sides over shingles



Sides over shingles



Tree in contact with the roof

I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: inside attic (some areas inaccessible -- framework/no walkway)

Approximate Average Depth of Insulation: 6" - 8"

Batted insulation

Comments:

The attic access was installed in the upstairs living area via doors, which were not properly insulated and/or had weatherstripping present. The attic doors should be sealed the same as any other exterior door, helping prevent treated air from escaping into the untreated attic space.

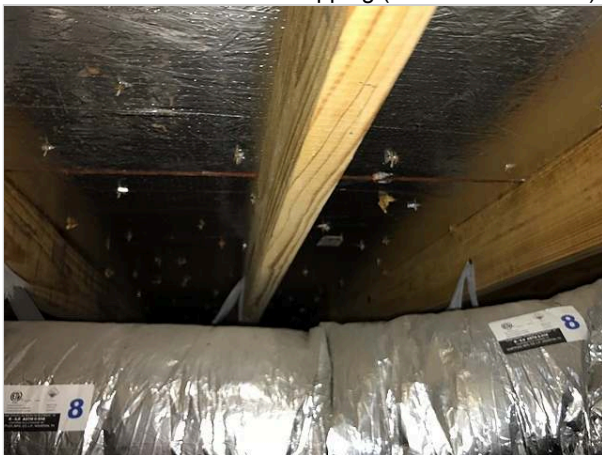
Note: There was a radiant barrier installed at the underside of the roof decking. As a result, we were unable to visually inspect the roof decking, rafters, and roof penetrations for proper installation and signs of water penetration.



Not insulated/no weather stripping (attic HVAC access)



Not insulated/no weather stripping (attic water heater access)



Radiant barrier installed

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Due to stored items some wall areas could not be inspected.

Exterior light fixtures were not caulked at the wall penetrations/mounts. Stone/brick veneer walls are uneven and caulk helps prevent excessive moisture/water penetration during wind blown rain.

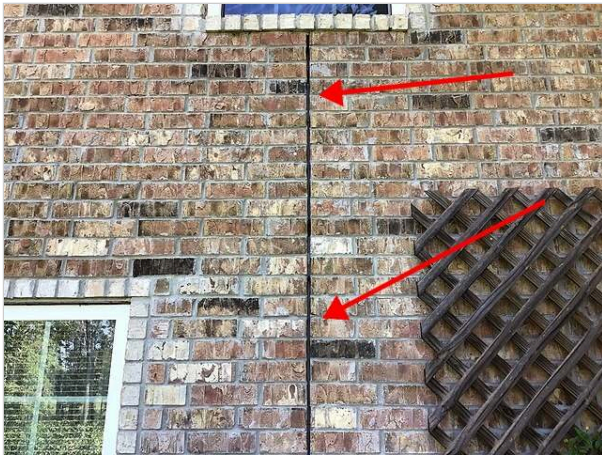
Expansion joints did not have a foam backer rod and flexible sealant like silicone in the gaps.



Not caulked



Not caulked



Not properly sealed (expansion joint)

I	NI	NP	D
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F. Ceilings and Floors

Comments:

Due to stored items and furniture, some floor areas could not be inspected.

There were signs of previous leaks (staining) to the ceiling in the first floor bedroom .



Staining (master bedroom)

G. Doors (Interior and Exterior)

Comments:

The front bedroom door would not latch in the closed position.



Would not latch (front bedroom)

H. Windows

Comments:

Windows were double pane construction and inspected for function such as open, close, and locking mechanisms. There were no functional deficiencies at the time of inspection.

I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

There were no visible deficiencies to the stairway(s) at the time of the inspection.



J. Fireplaces and Chimneys

Comments:

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



I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

Several floor tiles of the porch/walkway were cracked/damaged.



Cracked/damaged tiles



Cracked/damaged tiles

L. Other

Comments:

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

1. The underground electrical service entered a G/E panel box located on the left exterior wall.

Service Conductor: Copper (2/0 AWG)

Main Disconnect: 200 Amps

There were improper wiring connections. Connecting multiple wires to a breaker not designed for multiple wire connections creates the possibility for a loose connection.

Conductors entering the panel box were not protected from abrasion (no grommets, collars and/or bushings).

The ground rod was not visible.

2. Electrical service entered a Square D sub-panel box located in the well house.

Service Conductor: Copper (6 AWG)

One of the breakers (Square D) in the sub-panel were double lugged. Though, some Square D breakers are designed to handle two wire connections.

Conductors entering the sub-panel box were not protected from abrasion (no grommets, collars and/or bushings).

A knockout was missing.

There were improper wiring connections. Connecting multiple wires to a component not designed for multiple wire connections creates the possibility for a loose connection.

Neutral wires and ground wires were installed on a shared bus bar. In sub-panels, neutral wires and grounding wires should be installed on independent/dedicated bus bars.

As a precaution, it is recommended that an electrician be contacted.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies not noted in the report which may involve additional repair costs.

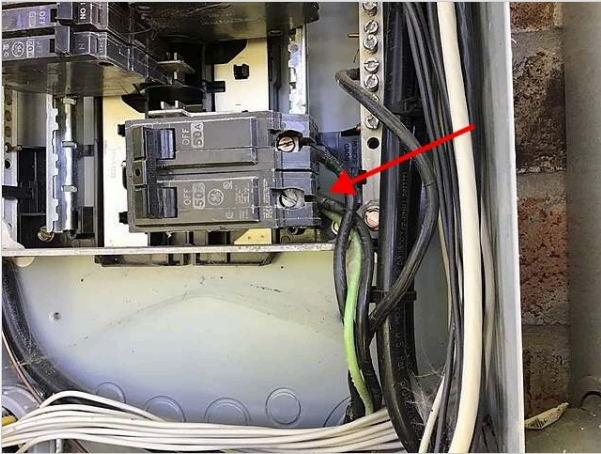


Distribution panel

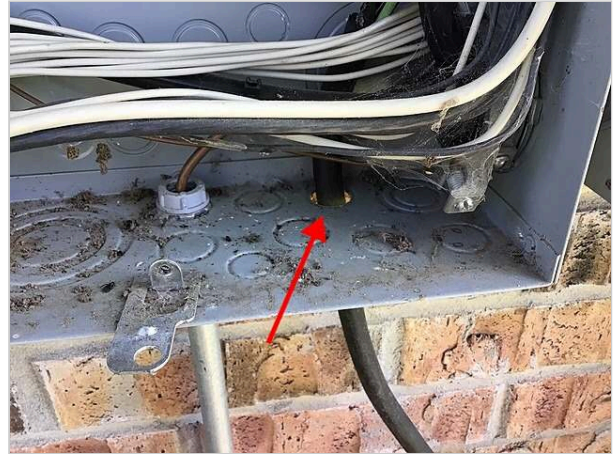


Panel cover removed for inspection

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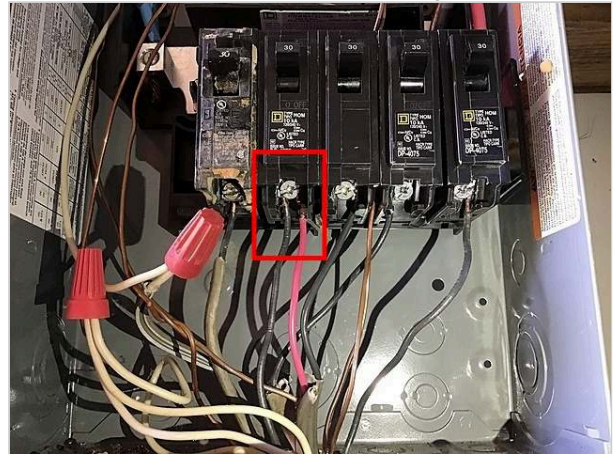
Improper wiring connections



Not protected from abrasion (no grommet)



2. Sub-panel cover removed for inspection



Double lugged breaker

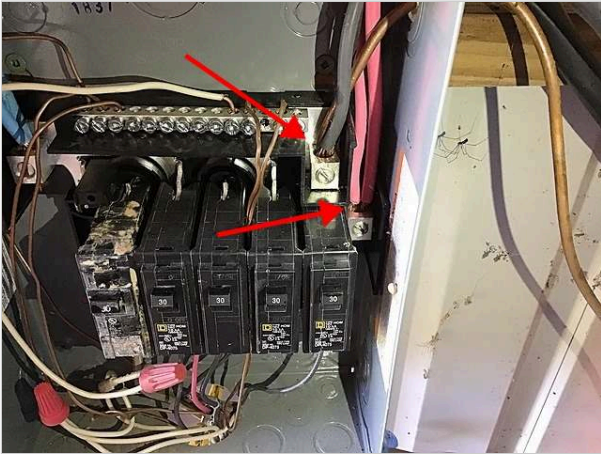


Not protected from abrasion (no grommet/bushing)

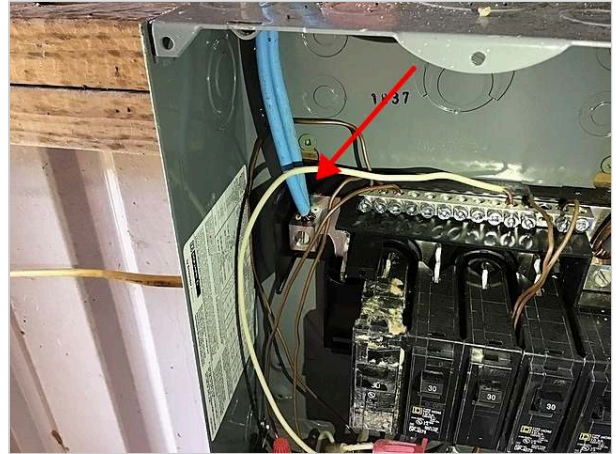


Knockout missing

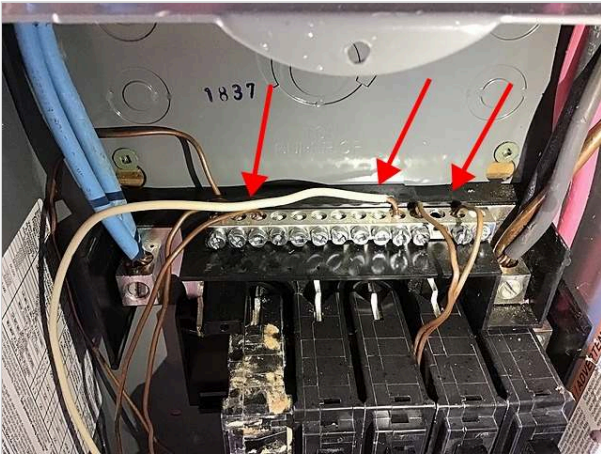
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Improper wire connections



Improper wire connections



Neutrals and grounds on shared bus bar (sub-panel)

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

There were no GFCI (ground fault circuit interrupter) receptacles installed on the exterior.

Not all receptacles in the kitchen were on GFCI (ground fault circuit interrupter).
Wire connections in the attic space and well house were not enclosed in proper electrical junction box(s) and/or covers for electrical junction box(s) were not in place.

Gang box in the hall bathroom was improperly installed (loose).

One or more receptacles were missing cover plates.

There were no smoke alarms installed in the bedrooms.



Tester showing not GFCI protected (exterior)



Tester showing not GFCI protected (kitchen)



Not in junction box (attic)



Not in a junction box (well house)

I	NI	NP	D
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Loose (hall bathroom)



No cover plate



No cover plate

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: forced-air

Energy Sources: propane

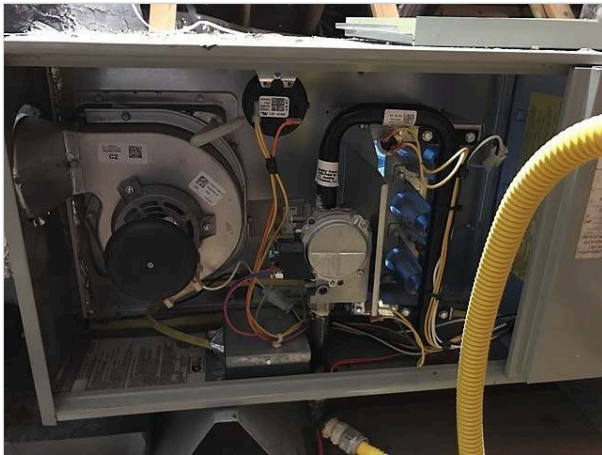
Comments:

Make: Trane

Year: 2014

BTUH: 60,000

The heating unit was functioning properly at the time of the inspection.



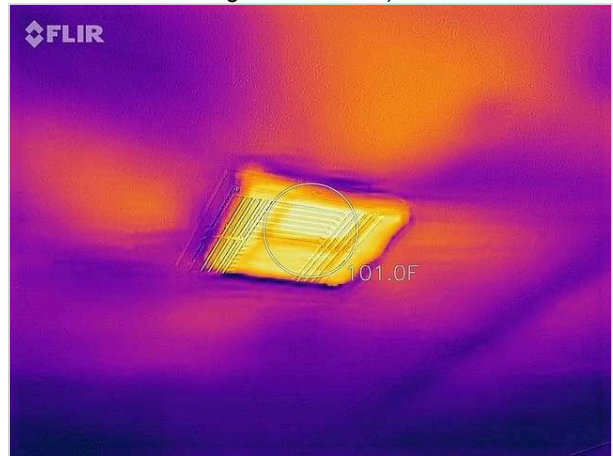
Burners viewed for inspection



Thermal showing 100+ degrees of temperature output (upstairs guest bedroom)

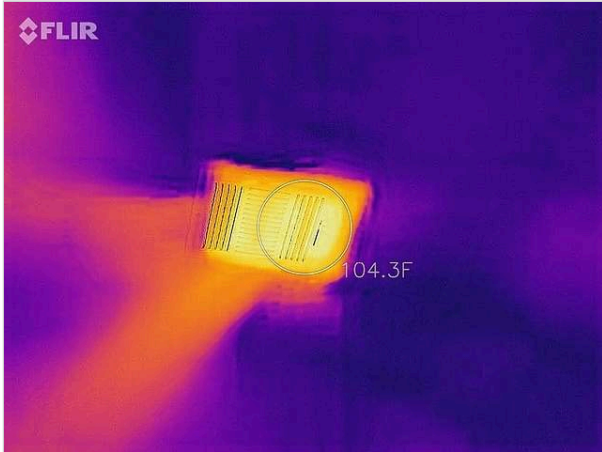


Thermal showing 100+ degrees of temperature output (downstairs guest bedroom)



Thermal showing 100+ degrees of temperature output (master bedroom)

I	NI	NP	D
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Thermal showing 100+ degrees of temperature output (living room)



Thermal showing 100+ degrees of temperature output (kitchen)

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B. Cooling Equipment

Type of Systems: central

Comments:

Make: Trane

Unit size: 2.5 ton

Year: 2014

Refrigerant: HFC-410A

Max fuse: 25

Return temperature: 68.7 degrees

Supply temperature: 50.3 degrees

The cooling unit was functioning properly at the time of the inspection with a 18.4 degree temperature differential.

We were unable to view the evaporator coil.

There was rust in the secondary drain pan. Once the galvanized coating is used up and rust sets in, it will continue to rust even without liquid water present.



Outside AC unit



Rust in the pan

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

Comments:

Ducts in the attic space were in contact with refrigerant line. Points of contact between these items has been known to create condensation in the attic space. Common industry standard calls for supply ducts to be elevated over insulation, not in contact with refrigerant lines/other flex ducts and/or HVAC units in the attic space.

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



In contact with the refrigerant line



Needed to be replaced

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: no meter (on well)

Location of water meter supply valve: left side

Static water pressure reading: 50 - 60 psi

Comments:

The visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of CPVC.

At the time of this inspection, the following deficiencies were identified:

Visible, exposed water supply piping was not sufficiently insulated. Exposed water lines should be insulated against freezing temperatures.

Note: CPVC pipe filled with water, sealed and placed in a freezing environment typically will not crack. The pipes will expand to absorb the net volumetric expansion of ice.



Main water supply valve



Static water pressure



Not properly insulated

B. Drains, Wastes, and Vents

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists primarily of PVC.

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At the time of this inspection, there were no visible deficiencies identified.

C. Water Heating Equipment

Energy Sources: electric

Capacity: 40 gal.

Comments:

Make: Whirlpool

Year:

Model #:

Serial #:

Location:

Measured water temperature (kitchen sink): 116.7 degrees.

The water heater was performing as intended at the time of the inspection.

Relief valve was not tested (unit in the attic).

The cover plate for the designated junction box was not installed at the time of inspection.



Unit in attic



Hot water temperature reading at the kitchen sink (116.7 degrees)



Not installed (cover plate)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems
Comments:
 The vented unit was functioning properly at the time of the inspection (microwave combination unit).



D. Ranges, Cooktops, and Ovens
Comments:
 The oven was set to bake at 350 degrees and a thermometer was placed inside the unit to determine the accuracy of the unit setting. A variance of +/- of 25 degrees is considered acceptable.
 The GE oven was performing as intended at the time of the inspection.
 Left front and right rear burners auto-lighter were nonfunctional.
 There was no anti-tip device installed for the oven at the time of inspection.
 Oven light would not illuminate when placed into the on position.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

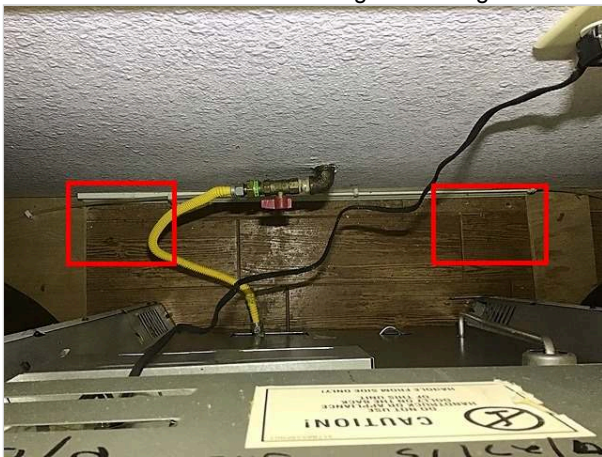
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Oven thermometer showing +/-350 degrees



Nonfunctional



No anti-tip device



Would not illuminate

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E. Microwave Ovens

Comments:

The Samsung unit was functioning properly at the time of the inspection.



Functioning properly

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The unit(s) were functioning properly at the time of the inspection.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

The dryer vent had a screened termination. The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).



Screened termination

I. Other

Comments:

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:



Not inspected

C. Outbuildings

Comments:

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

Type of Pump: deep well submersible pump

Type of Storage Equipment: pressure tanks (metal)

Comments:

The onsite water well and pumping system inspection was limited to the components that were visible at the time of the inspection.

Weather was sunny at the time of the inspection and the soil was dry.

The well was located in the right field.

Well's output was approximately 3-5 gal. / min.

A chemical analysis sample was taken at the time of the inspection.

As a note, the inspection excludes system components that are not visible at the time of the inspection such as well casing below the ground, submerged tanks, underground lines, amount and length of water lines, size of pipes, type of pipes, size of tank, size, adequacy or efficiency of the system.

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Well system



Deep well



Output approximately 3-5 gallons a minute.

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E. Private Sewage Disposal (Septic) Systems

Type of System: conventional (leach field lines)

Location of Drain Field: left field

Comments:

The onsite waste water treatment system inspection was limited to the components that were visible at the time of the inspection.

Water was run into the system at numerous drains for approximately one hour.

No evidence was found of effluent seepage or flow at the ground surface.

Per the homeowner the thousand gallon tank was located at the left side of the rear yard. In addition, the leech field was located in the left and rear field.

I	NI	NP	D
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Tank pump cap



Leech field location per homeowner



Leech field location per homeowner

F. Other

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Tuesday, October 8, 2019 inspection at 6075 Fm 222 Loop S, Shepherd, TX 77371. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

- Portions of the slab edges were not viewed due to soil and vegetation build up. High soil level is considered a conducive condition to termite activity, water penetration and limits visual observation of the foundation slab. Common industry practice recommends a clearance of at least 4 inches from bottom of brick veneer to soil.

C. Roof Covering Materials

- Accelerated granule loss observed in areas adjacent to the chimney chase.
- Improper installation/repair technique was used at the apron of the roof vent flashings. The bottom of the apron should be free and clear to allow moisture to exit the flashing. Properly installed roof vent flashings do not need to be caulked, only the exposed nail heads.
- Flashings for the plumbing vents were not secured properly and were installed with sides over the shingles. Possibly allowing water penetration during wind driven rains.
- Tree limbs were making contact with the roof. Tree limbs should be cut back at least 6' from the roof.

D. Roof Structures and Attics

- The attic access was installed in the upstairs living area via doors, which were not properly insulated and/or had weatherstripping present. The attic doors should be sealed the same as any other exterior door, helping prevent treated air from escaping into the untreated attic space.

E. Walls (Interior and Exterior)

- Exterior light fixtures were not caulked at the wall penetrations/mounts. Stone/brick veneer walls are uneven and caulk helps prevent excessive moisture/water penetration during wind blown rain.
- Expansion joints did not have a foam backer rod and flexible sealant like silicone in the gaps.

F. Ceilings and Floors

- There were signs of previous leaks (staining) to the ceiling in the first floor bedroom .

G. Doors (Interior and Exterior)

- The front bedroom door would not latch in the closed position.

K. Porches, Balconies, Decks, and Carports

- Several floor tiles of the porch/walkway were cracked/damaged.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- There were improper wiring connections. Connecting multiple wires to a breaker not designed for multiple wire connections creates the possibility for a loose connection.
- Conductors entering the panel box were not protected from abrasion (no grommets, collars and/or bushings).
- The ground rod was not visible.
- One of the breakers (Square D) in the sub-panel were double lugged. Though, some Square D breakers are designed to handle two wire connections.
- Conductors entering the sub-panel box were not protected from abrasion (no grommets, collars and/or bushings).
- A knockout was missing.
- There were improper wiring connections. Connecting multiple wires to a component not designed for multiple wire connections creates the possibility for a loose connection.
- Neutral wires and ground wires were installed on a shared bus bar. In sub-panels, neutral wires and grounding wires should be installed on independent/dedicated bus bars.
- As a precaution, it is recommended that an electrician be contacted.

B. Branch Circuits, Connected Devices, and Fixtures

- There were no GFCI (ground fault circuit interrupter) receptacles installed on the exterior.
- Not all receptacles in the kitchen were on GFCI (ground fault circuit interrupter).
- Wire connections in the attic space and well house were not enclosed in proper electrical junction box(s) and/or covers for electrical junction box(s) were not in place.
- Gang box in the hall bathroom was improperly installed (loose).
- One or more receptacles were missing cover plates.

- There were no smoke alarms installed in the bedrooms.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

- There was rust in the secondary drain pan. Once the galvanized coating is used up and rust sets in, it will continue to rust even without liquid water present.

C. Duct Systems, Chases, and Vents

- Ducts in the attic space were in contact with refrigerant line. Points of contact between these items has been known to create condensation in the attic space. Common industry standard calls for supply ducts to be elevated over insulation, not in contact with refrigerant lines/other flex ducts and/or HVAC units in the attic space.
- The filter was dirty and needed to be replaced. Dirty filter(s) indicate that the system had not been properly maintained and may require the need for cleaning/service.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- Visible, exposed water supply piping was not sufficiently insulated. Exposed water lines should be insulated against freezing temperatures.

C. Water Heating Equipment

- The cover plate for the designated junction box was not installed at the time of inspection.

V. APPLIANCES

D. Ranges, Cooktops, and Ovens

- Left front and right rear burners auto-lighter were nonfunctional.
- There was no anti-tip device installed for the oven at the time of inspection.
- Oven light would not illuminate when placed into the on position.

H. Dryer Exhaust Systems

- The dryer vent had a screened termination. The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).