

Wildcat Inspections

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**107 Hillcrest Ln.
Livingston, TX 77351**

April 1, 2021

This Limited, Visual Inspection Report
Is Prepared Exclusively
For

Clint Nivison



PROPERTY INSPECTION REPORT

Prepared For: Clint Nivison

(Name of Client)

Concerning: 107 Hillcrest Ln. Livingston, TX 77351

(Address or Other Identification of Inspected Property)

By: Bruce Robbins #4617 & Jo Ann Robbins #4836

(Name and License Number of Inspector)

April 1, 2021

(Date)

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 manufacturer's 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 seller's 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 inspector's 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 client's 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
(<http://www.trec.texas.gov>).

(512) 936-3000

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; and
- lack of electrical bonding and grounding.

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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

GENERAL:

See "HOW TO READ THIS REPORT" at the end of the report.

The subject of this inspection is a single family residence. Please read and understand the limitations of this report in the Consulting Services Agreement (Contract) and Addendums.

THIS REPORT IS NOT TO BE CONSIDERED A "PUNCH LIST" - Items described in the report are representative and any photos are presented as examples - A separate photo might not be provided for every issue noted as deficient.

All "right, left" direction is noted facing the front of the house.

All repairs or other necessary work should be performed by qualified contractors. For instance most work on Electrical, Plumbing, HVAC or similar systems should be performed by a Professional Contractor having a **current** license in the applicable field and most work on Foundations, Roofing, Siding, Masonry, Insulation, Windows, Doors or similar components should be performed by a contractor having a **current** certification in the applicable field. There are, of course, many repairs that a Handy Man or other non-professional might be able to make. Client should choose his/her own contractors.

BUILDER'S PLANS:

There are usually no builder's plans or other historical information provided on site at the time of the inspection. With or without that information Client is reminded that this is a visual inspection to Texas Real Estate Rules. It addresses current conditions of performance on the day and time of the inspection and not intended to verify design, engineering, application or workmanship. Neither is it a technically exhaustive or forensic-style investigation.

BUILDING CODES:

This is not a code inspection. This Report does not serve to enforce code. If we believe that a component might not have been installed to meet the minimum building standards in place at the time of construction we might include a [Reference] to the International Residential Code (IRC). That reference is provided only as a means to explain our concern and to provide a possible solution. Building codes evolve over the years and the referenced code might not include the most current requirements. Where residential construction is involved there are multiple ways to achieve a suitable result. Client should understand that municipalities do not always adopt the most current minimum building codes. We recommend that repairs, especially where safety or structural integrity is concerned, be made to the most current building code or higher. (Building codes represent the minimum requirements and there are often safer alternatives that have not yet been adopted into the code.) Interpretation of any code should be left to the licensed trade person related to that section.

IMPORTANT NOTICE:

THIS REPORT IS PAID FOR AND PREPARED FOR THE CLIENT NAMED WITHIN. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE. This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third-party, who may have different requirements, and to whom we have not contracted with to perform the inspection. If a third party chooses to use this inspection report for any reason, they do so without permission or authorization from Wildcat Inspections or its Inspectors, and they do so at their own risk. It is our purpose to provide information on the condition of the property on the day and time of the inspection and that condition can change abruptly.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation(s): pier and beam and concrete slab

Comments:

Client advised us that he would be having a structural engineer inspect the building.

The original 2 story building is supported on a pier and beam foundation. Additions made after it was moved to this location are concrete slab. Some of the foundation is suspected to have been converted to living area from porches.

B. Grading & Drainage

Comments:

Surface water is traveling beneath the pier and beam structure in a manner that can cause excessive foundation movement. Water was observed to be standing beneath the building at the time of the inspection. The house was not constructed on a raised pad. A solution should be obtained to promote the flow of storm water away from the house.



There are several options for getting surface water away from a pier and beam foundation on rural property. Each must be examined for the best solution. Discuss options with a qualified dirt and landscape contractor. Regardless of the choice a good addition is to divert water away from the foundation with guttering when possible.

- 1. Consider** adding a berm to prevent entry of surface water. This will not be a good option if the soil is already too close to the bottom of the walls. Use caution when adding any border that would elevate the soil too close to the wood structure. Maintain at least 6" clearance from the soil to wood siding materials, 12" to beams and 18" to joists.
- 2. You could** enclose the perimeter with a solid perimeter barrier. However, once the crawlspace is enclosed it will need to be vented and the ground covered with a durable vapor retarder, such as heavyweight polyethylene film. If the house is in a flood plain you should also check with your Flood Insurance carrier to see what flood-openings are required. The International Residential Code, Section R408.1 states, "The under floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under floor space area. One such ventilating opening shall be within 3 feet of each corner of said building." Exception 2 states, "The total area of ventilation openings may be reduced to 1/1,500 of the under floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross-ventilation of the space. The installation of operable louvers shall not be prohibited."
- 3. Sometimes** the most cost effective answer is to simply tractor grade the soil around the house the way it should have been in the first place. Lots should be graded to drain surface water away from foundations. The soil surrounding the foundation should slope away from the house, falling 6 inches over the first 10 feet, forming a berm to carry off the water. This would not require the additional cost of skirting, moisture barrier and vents, and you might have a use for the dirt somewhere else.

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Evidence of water overflowing the gutters was observed. The gutters require cleaning and/or adjustment to prevent damage to the structural overhang.



Gutter seams are leaky.



There were no ends on some of the gutters. This does not control the storm water away from the building.



Downspouts discharge roof drainage less than 5-feet from the house and the effluent does not effectively flow away from the building. From the point of discharge effluent should be encouraged to flow steadily away from the foundation and off of the lot without standing.



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C. Roof Covering Materials

Type(s) of Roof Covering: Metal R-panels

Viewed From: The inspection was performed from a ladder at the eaves, the ground using binoculars and/or a telephoto lens and from within the part of the attic deemed safely accessible by the inspector.

Comments:

It appears that the metal roofing was installed over composition shingles, a seen where flashing was loose at the front porch.

NOTE THAT: There were no closures installed.

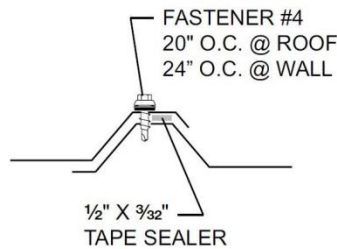
Closures are considered to be optional. Manufacturers recommend using inside closures at eaves to prevent water infiltration, insect or bird infestation at openings. Debris, insects and blowing rain can find easy access under the ridge cap, so solid or vented closures are often used to either completely or partially seal the openings. As a general principle the less steep the roof the more necessary the use of ridge closures.



Loose flashing at the front porch should be secured and sealed.



Lap screws were missing where panels overlap. Typical spacing for lap fasteners is 20 inches on center to help prevent wind damage.



There was no visible tape seal or other approved sealant at the panel laps. This makes the installation more prone to leaks and wind damage.

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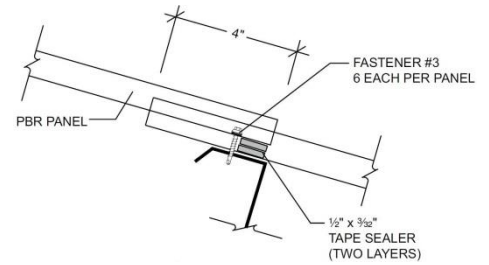
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There was no visible tape seal at the bottom of the panels. According to manufacturers' two layers of field applied tape sealant are required at eaves to help prevent wind damage.



There were several fasteners that have backed out, some were loose and others could be turned by hand. These areas are prone to leakage and should be addressed promptly. Replacing loose and missing screws using larger fasteners is necessary in order to maintain the integrity of the roof system.



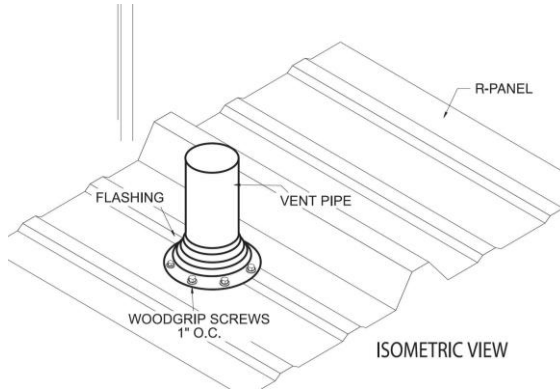
We recommend the use of ZAC "Long Life" screws. They cost a little more than the conventional TEK screws but the corrosion proof coating is often better and the rubber washers are covered when the screw is tightened so they last longer. The shape of the washer also prevents over tightening the washer, a leading cause of seal failure.



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The water heater vent penetration through the metal roofing is not properly flashed. This should be repaired right away to prevent water damage. Suitable flashing will fit snugly to the pipe without the need for additional sealant and mold to the metal roofing. The flashing should be sealed to the roofing as required by the manufacturer. This is often achieved using a combination of sealant tape and metal roof-grade silicone sealant. A qualified metal roofing contractor should make these types of critical repairs.



D. Roof Structure & Attic

Viewed From: Viewed attic from access hatch
Approximate Average Depth of Insulation: 3 1/2 inches
Comments:

ATTIC ACCESS

Attic access in the upstairs bedroom closet was possible by a scuttle-hole hatch inside the house. Some areas of the attic were not entered due to height restrictions, personal safety considerations and to prevent possible property damage (such as stepping through the ceiling or disturbing the R-value of the insulation).

The 16” x 21” attic access hatch was too small for safe egress. Due to the size of the access provided the attic was accessed and inspected only by head and shoulders through the opening. An attic is not considered accessible without an opening of at least 22” x 30”. Because of the lack of access some components of the structure were not visible for inspection.

VENTILATION

Gable vents provide the only ventilation to the attic.

INSULATION

The visible horizontal portion of the attic (floor) was insulated with blown cellulose. Determination or verification of R-Value of insulation is not part of this limited visual inspection.

Attic insulation was observed to be missing from the access hatch and where fire-blocking is missing (discussed below). This creates an energy concern. Replacing missing insulation and evening it out so that all areas have an equal R-value can save energy.



As one might expect attic insulation does not meet current stricter requirements recommended by the Department of Energy, which now exceed minimum building standards at the time of construction. For a new wood frame home in our area a minimum of R-38 is the recommended value for ceilings (even though area builders still install only R-30 in most houses) and R-15 for wall cavities. While not considered a major structural problem, missing or inadequate insulation not only wastes energy but also can contribute to moisture conditions that can lead to damage

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over a period of time so should be considered along with other repairs on your list. Insulation improvements may be cost effective, depending on the anticipated term of ownership. Insulation should be evened out. Compressed insulation should be rearranged. When you stack new insulation on top of existing attic insulation, the existing insulation is compressed a small amount. This will slightly decrease the total R-value of the insulation. This effect is most important if the new insulation is denser than the old insulation. You can compensate for this stacking effect and achieve the desired total R-value by adding about one extra inch of insulation if the old insulation is fiberglass, or about 1/2 inch if the old insulation is rock wool or cellulose. For more information visit the Department of Energy on-line at http://www.ornl.gov/sci/roofs+walls/insulation/ins_16.html or contact a qualified insulation contractor. [Ref: DOE/CE-0180]

ROOF/CEILING STRUCTURE

The roof system is constructed by a method known as Standard Western Framing (Dimensional Lumber).

Roof structure construction/bracing would not meet today's requirements. Construction practices have changed over the years. After inspecting the attic I found it free of defects requiring any remedial repairs. At the time of the inspection I did not see anything that would make me believe that the visible structural components of the roof system were not performing as intended. The rafters and other components were free of excess separation. There did not appear to be excessive sagging that was visible from the ground or from within the accessible portion of the attic. Therefore no recommendations are made by this inspector to change or improve the sizing of either based on conditions seen at this time.

FIRE-BLOCKING

Adequate fire-blocking is not present within the attic near the access hatch. Although fire blocking (AKA fire stopping) has been a requirement of all major building codes even before it first appeared in the 1927 UBC (published by ICBO) it is often overlooked, especially outside the municipalities. Repairs are needed for safety against the spread of fire. Some of the greatest damage occurs to conventional wood-framed buildings during a fire when the fire travels unimpeded through concealed draft openings. Besides the fire safety aspect, properly installed fire-blocking can save energy where insulation is missing and shafts are open to non-conditioned attics.



E. Walls (Interior & Exterior)

Comments:

This is not a cosmetic inspection. Minor flaws, condition of the paint and other minor defects of the wall coverings are not part of this inspection and are not relevant to this report except as they relate to structural conditions or water penetration.

INTERIOR WALLS

Interior wall finish is Textured Drywall.

Houses of this era were typically built with wooden planks on interior walls.

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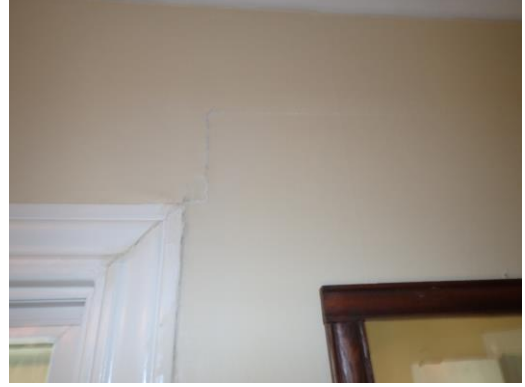
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NOTICE: We were unable to inspect the room(s) above the garage because the exterior stairway and landing were unsafe.

Extensive cracks and other defects in the drywall throughout the house at the lower and upper stories and garage were observed. This indicates greater than normal movement within the structure and potential structural problems. Further investigation by a structural engineer and/or a qualified structural repair specialist is recommended.



Damage to the drywall cladding in the garage appears to be a combination of structural movement and excessive moisture.



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Repairs should be undertaken under the stairs to maintain fire resistant construction at that component of safe egress.



Staining that included probable organic growth was visible at multiple locations including in the water heater closet (all walls and ceiling), in the laundry room (wall and ceiling), under the cabinet for the laundry sink, in the stairwell (wall and ceiling) and in the garage (walls and ceiling). Immediate attention is needed. Type(s) of mold are not tested for or otherwise specifically identified during this type of inspection. The extent of damage to the unseen areas within the walls, ceilings, under flooring, behind cabinets and other wall coverings cannot be determined with a visual inspection such as this one. Further investigation of a destructive nature would be needed to determine the full extent of damage, if any. The affected areas are larger than 10 square feet therefore we recommend that a licensed Mold Assessment Consultant be contacted for further assessment and to develop a mold management plan or remediation protocol.

Water heater Closet



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Laundry Room Walls & Ceiling



Under Laundry Sink



Stairwell Walls & Ceiling



Garage Walls & Ceiling



We recommend that a licensed Mold Consultant assess the conditions throughout the building and make recommendations for possible mold remediation by licensed remediators.



Mold assessment activities include an inspection, investigation, or survey of a dwelling or other structure to provide the owner or occupant with information regarding the presence, identification, or evaluation of mold, the development of a mold management plan or remediation protocol, and the collection or analysis of a mold sample. Mold remediation means the removal, cleaning, sanitizing, demolition, or other treatment, including preventive activities, of mold or mold-contaminated matter. The industry is regulated by the [Texas Department of Licensing and Regulation](http://www.tdlr.state.tx.us/) (TDLR) to ensure that persons conducting mold assessment and remediation services in Texas are properly trained and licensed and are following minimum standards that protect the health of workers and building occupants. Mold is a serious health risk for Texas residents recovering from hurricanes, floods and other water events. [See TDLR's mold remediation and assessment guidance for more information.](#)

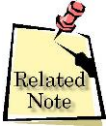
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Bruce W Robbins is licensed by the Texas Department of Licensing and Regulation (TDLR) as a Mold Assessment Technician. License Number: MAT1321. However, this is not an inspection for mold. It should be noted that continual water intrusion could lead to unseen damage within wall cavities, air condition systems and other hidden areas. This damage can include both structural and health concerns, including moisture associated damage such as molds and mildew. Fungi can begin to grow within 24 hours and in some cases can remain dormant for long periods of time. It has been our experience that the presence of mold, water damage, or musty odors should be addressed immediately. In all instances, any source(s) of water must be stopped and the extent of water damaged determined. Water damaged materials should be dried, replaced or and repaired. Air sampling for fungi is not always necessary, but may become necessary if the presence of mold is suspected (e.g., musty odors) but cannot be identified by a visual inspection or bulk sampling (e.g., mold growth behind walls). The purpose of such air monitoring is to determine the location and/or extent of contamination. Mold Assessment Technicians are licensed to conduct such testing and provide analysis of a mold sample, if it is necessary.

EXTERIOR WALL FINISHES

Exterior walls are clad with wood and vinyl siding. Exterior cornice is painted wood.

NOTICE: Vinyl siding appeared to have been laid over the original wall cladding. We were not able to observe and evaluate the condition of the original building materials without destructive testing. Decay, deterioration and damage by Wood Destroying Insects (WDI) or other causes might not have been detectable. Vinyl siding attached to soft substrates might not hold well, which could result in buckling, open seams and other concerns.

Localized rotting was observed at the exterior siding and trim. Rotted materials should be replaced or otherwise repaired promptly to prevent additional damage and reduce the risk of attracting insects. A qualified contractor should be contacted for an estimate to make repairs as necessary. This report is not intended to provide a complete list of all rotted materials. Some water damage may not be visible due to any previous partial repairs or recent caulking and painting.



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Vegetation should not be left growing against the exterior of the home where it can contribute to moisture concerns. Ivy, trees and shrubs brushing the walls and/or an accumulation of vegetation growing on exterior walls can cause elevated moisture within the wall cavities that can lead to unseen damage to the building structure. Insects can use the branches and limbs as a bridge into the house. All vegetation should be removed a safe distance from the structure. As a rule of thumb a person should be able to walk between the house and any vegetation. This will also allow for monitoring of the foundation and for signs of insect entry, such as tunnels and mounds.



The clearance between the finish grade and the exterior cladding is inadequate. Soil, bedding, and other moisture retentive materials within 6-inches of the siding can result in moisture damage to siding. This also presents a possibility for excess moisture within wall cavities in those areas. Moisture can extend past the walls creating elevated humidity inside the house. In extreme circumstances flooring can be damaged as well. Excess moisture can contribute to rot, fungal growth, insect infestation and other concerns.



Items should be moved away from exterior walls. Building materials and other items next to a house can attract insects, rodents and promote moisture damage.



There was not an inch or more clearance between the bottom of the siding and trim and the brick placed on the patio. This can lead to moisture damage to siding and trap moisture in the wall cavities.



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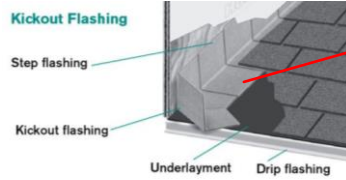
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Kickout flashing was not installed at the sidewall/roof intersection. Kickout flashing is recommended to prevent water from flowing down the face of the wall and will help prevent damage to, paint, siding, etc. as well as fungal growth and elevated moisture in the wall cavities.



Holes in the exterior cladding should be repaired to prevent water migration and insect entry.



The abandoned kitchen vent is rusting and does not prevent moisture entry into the structure.



Water is able to enter the wiring compartment at the wall light box. This presents a possible electrical hazard and can cause water damage to the fixture. A better seal is needed. Caulking the perimeter of the fixture using approved material is the usual remedy.



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F. Ceilings & Floors

Comments:

This is not a cosmetic inspection. Ceilings and floor coverings are not evaluated (including hard surfaces such as wood-grain and tile) except as they relate to structural conditions. This inspector cannot evaluate the effect that the subject paint and/or flooring conditions may have on any potential future buyer.

CEILINGS

Interior ceiling finish is Textured Drywall.

NOTICE: Evidence of patching was detected throughout the house. There are a wide range of causes for these types of repairs including footfall of persons in the attic, previous damage prior to roof replacement or a result of leak in pipes that were not visible during the inspection. It would be wise to obtain any information from the seller that might be available regarding these repairs, and to monitor these areas for leaks during periods of heavy rain.

Cracks were observed that were larger than considered typical. This type of cracking typically indicates active structural movement and could indicate latent issues. Contact a structural engineer and/or a qualified structural repair contractor for advice and repairs.

A large area of staining on the ceilings that included probable mold/mildew was visible at multiple locations. This was discussed in the Walls section. Immediate attention is needed.

The ceiling in the water heater closet does not provide a fire resistant barrier to the attic. This should be repaired for safety reasons.

FLOORS / FLOOR SURFACES

No coverings were removed for this inspection. The predominant floor covering was wall to wall carpeting. The floor covering at other areas was wood grain flooring and brick.

There was excessive sloping in the floor surfaces throughout the house. Most of the buyers that I have represented consider this degree of sloping to be uncomfortable. Pier and beam foundation repairs rarely make floor surfaces "level". Moisture evaporating from the crawlspace can affect the condition and performance of floor joists, subfloors and flooring due to cyclical wetting and drying. We recommend further investigation by a licensed structural engineer and/or qualified pier and beam foundation repair contractor of your choice to recommend a suitable course of action.



NOTICE: For the most part slopes and other imperfections apparent at second story floors are similar to those at the first story. Some are also experiencing some degree of additional downward deflection that appears to be consistent with wood joist construction in older houses. The type of joist system and sub-flooring is not known. All noticeable deflection appeared to be related to construction (such as the top of the floor joists might not align with the top of a structural beam that attaches to it) or to structural movement that should be considered typical. An inspection of ceilings below the wavy areas (where accessible) did not reveal any noticeable structural damage related to these conditions. It is not unusual for a 2nd story to mirror the conditions of the 1st floor as well as experience additional movement related to normal lumber stress and aging.

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

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G. Doors (Interior & Exterior)

Comments:

Skewed margins and other door related problems were observed. Four doors were hitting the jambs at the top. The condition appears to be related to excessive movement of a pier and beam foundation. Trimming of doors should be discouraged unless foundation “leveling” is ineffective.



EXTERIOR DOORS

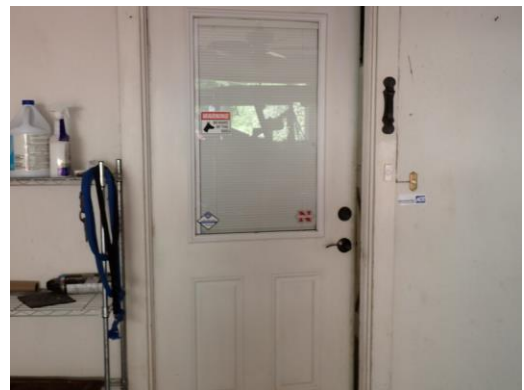
Prudent homebuyers have locks re-keyed prior to occupancy.

Weather-stripping is missing for the attic access cover. Attic doors should have a weather-tight seal to control air infiltration/exfiltration, dust, moisture and other indoor contaminants.

There was no weather-stripping on the door to the furnace closet and the door does not latch tightly and the ceiling is incomplete.



The door between the garage and the interior of the house is not rated to resist fire and is not self closing. Openings between the garage and residence must be equipped with solid wood doors not less than 1 3/8-inch thickness, solid or honey-comb-core steel doors not less than 1 3/8-inch thick, or 20-minute fire-rated doors, equipped with a self-closing device. These doors must be without a window, pet opening or other penetration between the house and garage. The Texas Real Estate Commission (TREC) recognizes the current condition to be deficient and 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. (For more information please see the [Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies](#) found on page 3 of this report.)



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H. Windows

Comments:

The windows were the insulated type. All accessible windows and latches were tested for operation at the time of the inspection.

I. Stairways (Interior & Exterior)

Comments:

NOTICE: No emergency escape ladders were found for the upstairs rooms.



Every home should have an emergency fire escape plan. Experts report that 78% of all fire deaths occur in home fires, and household members have an average of two minutes to escape before smoke and flames engulf the entire house. Having a window escape ladder in place is one way to ensure that you and your loved ones can escape quickly and safely if a home fire breaks out.

The handrail attached to the wall at the inside stairway does not turn back to the wall at the ends. Properly installed handrails will prevent free-flowing clothing from hanging and contributing to a possible fall. All required handrails should be continuous the full length of the stairs with four or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends should be returned or should terminate in newel posts or safety terminals. Handrails adjacent to a wall should have a space of not less than 1.5 inches between the wall and the handrail. This should be repaired for improved safety. (It is likely that this met the building requirements at the time of construction, but is recommended for improved safety.)



The handrail attached to the wall at the inside stairway is not considered to be safe because it is not graspable. A graspable handrail requires clearance of at least 1-1/2" between the handrail and wall or other obstruction.



The guardrail at the inside staircase is loose. This should be repaired as it presents a possible hazard. The minimum Uniformly Distributed Live Loads (in pounds per square foot) for guardrails and handrails is 200 psf.

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The size and/or orientation of the stairway risers at the front porch and garage stairways may make the stairway difficult to negotiate. Although this condition might have met industry standards at the time of construction it could pose a safety issue to some families and guests. By modern standards the maximum allowable riser height is 7-3/4 inches. The maximum variable between the largest and smallest risers that is considered safe is 3/8".



The exterior stairway to the room(s) over the garage is dilapidated. The life expectancy of a wood stairway is 10 to 15 years. That could be stretched to 20 years with regular maintenance and keeping it sealed with weatherproof coating. It is obvious that this maintenance on this stairway has been neglected. Given its condition and the advances made in safety requirements of stair construction over the years this stairway and landing should be replaced right away.



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It appears that the stairway along the left side of the house has reached the end of its life expectancy. We recommend that it be replaced as well.



J. Fireplace/Chimney

Comments:

NOTICE: The fireplace could not be accessed due to heavy furniture and personal belongings in the way. The fireplace appeared to be an unvented alcove for the old-style gas log heater. Unvented heaters are not considered to be safe. According to the current owner the only appliance currently connected to the LP gas is the water heater. Further investigation is recommended.

K. Porches, Balconies, Decks, and Carports

Comments:

The front porch wood deck and roof structure are visibly settled toward the left end. A structural engineer and/or qualified structural repair specialist should further assess this condition and make recommendations for repair.



The porch rail shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs should be undertaken to insure safety. Rusted fasteners should be replaced.



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The roof support column at the back porch has signs of rot. The brick floor was placed above the column allowing water to be trapped and promoting wood decay. Further investigation is needed to determine the extent of the damage.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Design, engineering and application of electrical systems and components are beyond the scope of this inspection, including verification of wire and breaker sizes, unless specifically noted.

There are two electrical service entrances. One is along the right side of the house and appears to serve the main house. The other is along the left side of the office (garage conversion) and appears to serve the office and metal shop. The metal shop was not part of this inspection. It is not known which serves the garage.

Only licensed electrical contractors should make repairs to the electrical systems. A licensed, qualified electrician should further investigate the electrical systems right away including but not limited to the observations and concerns discussed below.

MAIN HOUSE SERVICE

The main service is provided by overhead drop to a meter socket that is located along the right side of the house. From there current flows to the main distribution panelboard, which is located inside the house in the breakfast room. The main service wires are copper. All discernable distribution wire visible in the panel is copper. A pair of 200 amp circuit breakers provides the primary disconnect for the distribution system. For modern homes 100 amps is considered the minimum desired size.

NOTICE: There was not an emergency disconnect on the exterior of the building for the electrical service. An emergency disconnect for dwellings was a requirement in 2020 (Article 230.85) and will offer a rapid means for first responders to de-energize the site without entry or prior knowledge of the structure's main breaker location.

NOTICE: There was not a whole house surge protector installed. Installation is highly recommended to prevent damage caused by overvoltage. Electronic and electrical devices are designed to operate at a certain maximum supply voltage, and considerable damage can be caused by voltage that is higher than that for which the devices are rated. As of 2020 all services supplying dwelling units should be provided with a surge-protective device (SPD). The SPD should be an integral part of the service equipment or located immediately adjacent thereto. However; the SPD is not required to be located in the service equipment if located at each of the next level distribution equipment downstream toward the load. The SPD must be a Type 1 or Type 2 SPD. NOTE THAT: where service equipment is replaced, all of the requirements of this rule apply.

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This requirement became effective in 2020 NEC and mandates the use of a surge-protective device (SPD) to provide overvoltage protection for all dwelling unit services. The reason is because most electrical equipment installed in a dwelling unit is for overcurrent protection, but there is a lack of overvoltage protection for this type of installation. Overvoltage protection such as an SPD is capable of mitigating the damage to a dwelling from transient surge events inside the system or external events like a utility power grid switching. The need for surge protection has become necessary to ensure that life safety devices when called upon to perform their function will do so. Many life safety devices such as fire alarms, smoke alarms, GFCIs, AFCIs, etc. have electronics that will benefit from this.

The main disconnect and all circuit breakers within the distribution panelboard should be labeled in a concise manner. Each circuit should be specifically identified as to its purpose and room served. For instance it is not considered acceptable practice to label circuits as Lights and Plugs. The identification must include sufficient detail to allow each circuit to be distinguished from all others. Once all circuits are labeled verification should be made that the breakers are properly sized for the equipment and/or device they protect.

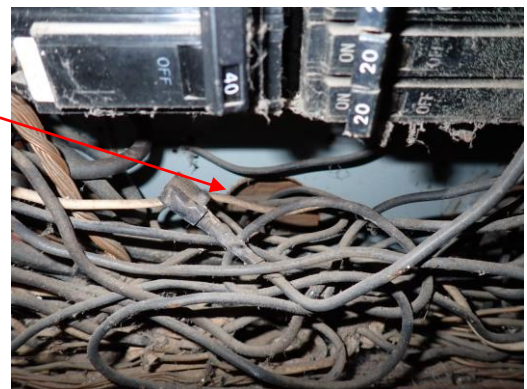
Two of the panel cover screws are missing. This should be repaired so that the cover fits snugly against the panelboard enclosure in order to contain any arcing and other possible electrical hazards. Proper fasteners are blunt-tipped machine screws and only long enough to hold the cover in place.

Cable clamps, bushings or grommets are missing where wiring passes into the distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

The panelboard is set too far back from the face of the wood-framed wall with drywall cladding and the gap around the panelboard is excessive. The enclosure and cover must be capable of containing electrical arcing. In walls of concrete, tile or other noncombustible material, cabinets and panelboards must be installed so that the front edge of the cabinet will not set back of the finished surface more than $\frac{1}{4}$ inch. In walls constructed of wood or other combustible material, cabinets must be flush with the finished surface or project therefrom. Noncombustible surfaces that are broken or incomplete must be repaired so that there will not be gaps or open spaces greater than $\frac{1}{8}$ inch at the edge of the cabinet or cutout box employing a flush-type cover.



Unused openings in the panelboard enclosure are not adequately covered. Unused openings, other than those intended for the operation of equipment, those intended for mounting purposes, and those permitted as part of the design for listed equipment, must be closed to afford protection substantially equivalent to that of the wall of the equipment. Metal plugs and plates used with nonmetallic cabinets must be recessed at least $\frac{1}{4}$ inch from the outer surface. Unused openings for circuit breakers and switches must be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall of the enclosure.



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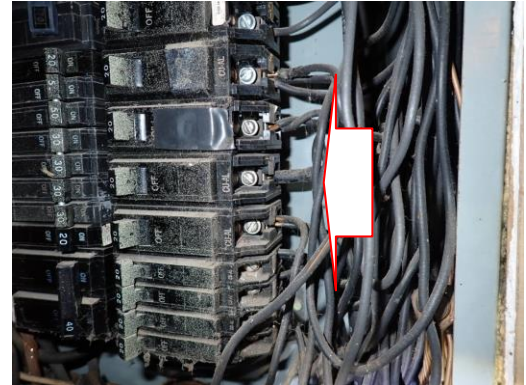
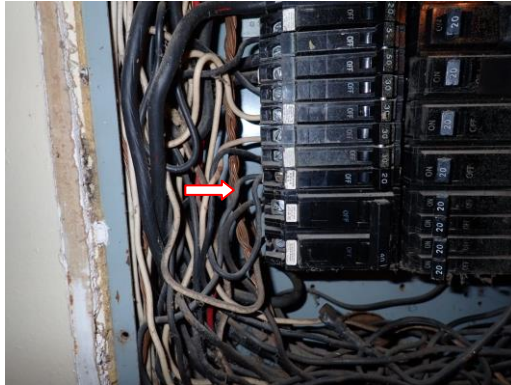
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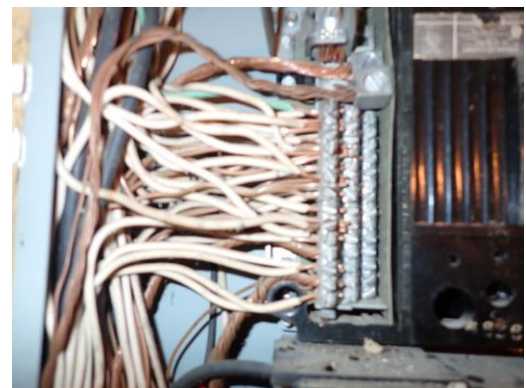
It appears there are an insufficient number of circuit breakers for this distribution system where two wires are connected to the same breaker at 6 breakers. This should be investigated and repairs made as needed. It is likely that a new panelboard will be required. Circuits within the main distribution panels that are doubled up (AKA double taps) should be separated unless the terminal is specifically identified for two conductors, either within the equipment instructions or on the terminal itself. (Very few are) Otherwise a separate fuse or breaker should serve each circuit.



Two double pole circuit breakers (40 & 50) are oversized for the wires they protect. Circuit breakers that exceed the ampacity of the wire present a safety hazard and should be repaired at once. A qualified electrician should investigate this to determine what repairs are needed. Repairs might be as simple as replacing the circuit breaker with a smaller size, however if the electrician determines that the breaker is sized properly for the equipment, it will be necessary to replace the wiring from the distribution panel to the equipment with properly rated wiring.

Some of the wires within the panelboard are not appropriately color-coded. White or green wires should be used for electrical circuits connected to neutral/ground terminals. Black, red, blue or other approved colors should be used for circuits connected to hot terminals. Wires should be re-identified by marking tape, painting or other effective means to identify the circuit. Failure to do so could cause injury to service personnel or damage to equipment if the wire should have to be removed and is later connected to an improper terminal.

Neutral and ground wires are connected together under a single terminal at the main panelboard. Each grounded conductor (does not mean “ground wire”) should terminate within the panelboard on/in an individual terminal that is not also used for another conductor. (There is an exception for circuits with parallel conductors if the panel so allows.) When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished. Multiple grounding conductors are usually allowed to be in one terminal, but only if the same gauge. A qualified electrician should further research this to determine if an exception is allowed. If not, then conductors should be separated and installed under individual terminations.



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Multiple neutral wires are connected under a single terminal at the main panelboard. Each grounded conductor (branch circuit neutrals, not “ground” wires) should terminate within the panelboard on/in an individual terminal that is not also used for another conductor. (There is an exception for circuits with parallel conductors if the panel so allows.)

It appears that the ground rod is not driven to its full capacity and the exposed aboveground end of the ground rod and the grounding electrode conductor attachment are not protected against physical damage. The grounding electrode (rod) must be driven a minimum of 8 feet into the soil. Ground rods are typically 8 feet long. Additional protection is required when the upper end of a ground rod longer than 8 feet is not flush with or below ground level. Protection can be as simple as driving a pipe into the ground in front of the GEC or placing an obstacle (such as a large rock) to prevent damage caused by lawn equipment, etc.



The ground clamp servicing the electrical main system is loose to the driven ground rod and should be repaired at once. Without a solid contact, the grounding system is ineffective.

NOTICE: There was only a single ground rod installed for the electrical system. This is not uncommon to find with older homes. Most houses built after 2008 include a bonded supplemental grounding electrode no closer than 6-feet away from the main rod. Where a single rod, pipe, or plate grounding electrode has a resistance to earth of 25 ohms or less, the supplemental electrode was not required. You might want to consider having a second rod installed. Discuss this with a qualified electrician to determine if a supplemental single rod would be beneficial.

I was not able to locate an equipotential bond between the grounding electrode and the metal plumbing pipe systems. This creates a safety concern. Therefore if a bonding component has become detached, loose, appears deficient or is missing/not visible it will be noted in this report, as required by the Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies (see page 3 of this report). The bond is usually made at the main gas line closest to the panelboard and at the water heater area where hot, cold and gas piping is in close proximity. Because it is often not possible to verify during this type of visual inspection that all bonding has been properly completed or is still intact we recommend that a qualified (licensed) electrical contractor should further evaluate this condition and make repairs as necessary for improved safety. Note that is a requirement at all bonding connections remain accessible. (Reference as early as 1998 IO&TFD Code §4109.6 & 7) {NEC Section 250.104(A)}

OFFICE SERVICE

The main service is provided by overhead drop to a meter socket that is located along the left side of the garage. From there current flows to the main distribution panelboard, which is located inside the house inside a closet adjacent to the meter. A pair of 200 amp circuit breakers provides the primary disconnect for the distribution system. For modern homes 100 amps is considered the minimum desired size.

The main service wires are copper. All discernable distribution wire visible in the panel is copper.

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

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NOTICE: There was not an emergency disconnect on the exterior of the building for the electrical service. See related information in the Main House Service comments.

NOTICE: There was not a whole house surge protector installed. See related information in the Main House Service comments.

The service wires do not appear to have adequate clearance above the roof. A qualified electrician should investigate this further and make recommendations.



A ground cable and ground wire and rod were not found for this service entrance. This should be further investigated and a ground rod installed if none is found. In older houses it is not uncommon for the ground system to have been attached to the water pipes. This is not considered to be an adequate ground today as much of the piping is being replaced with plastic materials. The GEC must be accessible.

The electrical Distribution Panel should not be located in a closet or any area where it may be in close proximity to combustibles. Ideally it should be moved to an appropriate location. In the meantime never place clothes or other combustibles over an electrical panel.



The main disconnect and all circuit breakers within the distribution panelboard should be labeled in a concise manner. See related information in the Main House Service comments.

Unused openings in the panelboard dead-front (inner) cover are not adequately covered and the opening around the perimeter of the enclosure is excessive. See related information in the Main House Service comments.



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The 30 double pole circuit breakers are oversized for the air conditioning condensing unit. According to the data plate located on the equipment the maximum breaker size should be 20 amps. This is generally a contractor oversight, but could have been a deliberate change to control a problem with the equipment throwing the breakers. Appliances and other equipment must be protected by a delay-type over current device (fuse or circuit breaker) of the size stated by the manufacturer. Oversized circuit breakers should be replaced at once with properly sized protection in order to provide proper protection of equipment while maintaining fire safety. (No other sizing or rating of circuits was verified during this inspection.)

The 50-amp circuit breakers are suspected to be excessive for the clothes dryer. The equipment served should be examined and the breakers replaced with suitable sizes that will protect the equipment while providing fire safety. Newer equipment operates at more efficient rates than the old and typically requires that the breakers be downsized when new equipment is installed.

SUBPANEL AT LEFT A/C UNIT

Unused openings in the panelboard dead-front (inner) cover and enclosure are not adequately covered. See related information in the Main House Service comments.



White wires within the panelboard are not appropriately color-coded. See related information in the Main House Service comments.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: All discernable distribution wire visible in the panel is copper.

Comments:

Unless specifically noted, design, engineering and application of electrical systems and components are beyond the scope of this inspection, including verification of wire sizes, or that luminaires (lighting fixtures) including those located in showers, tubs, atriums or other wet or damp locations are rated for their application. Phone/modem lines, power over Ethernet (PoE), low voltage or speaker wiring and lights controlled by photocells or other remote control are not part of this inspection. Consult a licensed electrician for verification and advice on those components.

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

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Only licensed electrical contractors should make repairs to the electrical systems. A licensed, qualified electrician should further investigate the electrical systems right away including but not limited to the observations and concerns discussed below.

OUTLETS and BOXES

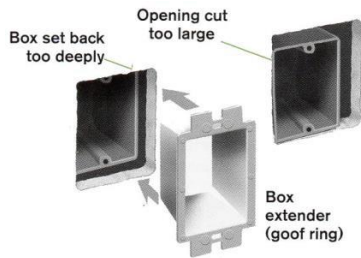
The receptacle outlets are the grounded type. Where accessible each was tested using a test meter in one receptacle of the duplex outlet.

The clothes dryer receptacle was not accessible. You will want to know whether it is a 2 or 3 prong type. Newer dryers come with 4-prong connections and will not attach without altering the connector or the outlet. If you will be connecting an electric dryer you should check to see if it has 3 or 4 prongs on the pigtail. Replacement of the existing receptacle might be required. (This will not affect the use of a gas-fired dryer, if so used.)

NOTICE: Outlets in various locations were not accessible for inspection due to furniture and other obstacles.

A receptacle outlet at one location in the kitchen has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary as it could pose a safety hazard.

The opening cut in the wall was oversized resulting in a poor fit at one electrical box at the upstairs hallway. A possible hazard exists that should be addressed when boxes are too far from the face of the wall and/or the space around the box is more than 1/8 inch. Box extenders (goof rings) such as shown in the graphic could be installed so that the perimeter flange fills the space around the existing box and the front edge is less than 1/4 inch from the face of a noncombustible wall and flush or protruding from a combustible wall. Upon completion the device yoke should be supported firmly against the box and not the wall cladding. When faceplates are installed they must completely cover the opening and seat against the mounting surface of the receptacle.



GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)

A ground fault circuit interrupter (GFCI) receptacle device at the exterior did not respond to testing. The device had power but did not trip with a GFCI tester. A qualified electrician should promptly investigate this condition further and replace any defective and/or outdated device.

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I NI NP D

Electrical outlets are not GFCI protected at multiple locations, as detailed below. Missing GFCI devices present a possible electrical hazard and should be addressed as a matter of safety. Although some locations might not have been a requirement at the time of construction the Texas Real Estate Commission (TREC) recognizes the current condition to be deficient and considers the potential for injury or property loss from the hazards addressed in the Inspectors' Standards of Practice to be significant enough to warrant this notice. (For more information please see the [Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies](#) found on page 3 of this report.)

Duplex receptacle outlets are not GFCI protected

- at the exterior (required since 1975)
- at the garage (beginning 1978 and expanded to include all outlets including the ceiling by 2009)
- at the three bathrooms (required since 1975).
- at the kitchen (beginning 1987 and later expanding required locations by 2000)
- at the dishwasher (required since 2014). GFCI protection is now required for all outlets that supply dishwashers, including receptacles and hardwire. Modern day electronically controlled dishwashers can experience "end of life" failures that can result in increased risk of electrical shock.
- at the laundry area (required since 2014). A laundry room sink is no longer the driving factor whether GFCI protection is required or not.

There are 240 volt circuits for outlets that are not GFCI protected. This requirement became effective 9/2020 and is a recommended upgrade in older homes for improved safety. This includes hard-wired or direct connected equipment applications...

- at the clothes dryer
- at the air conditioning condensing unit
- at the heat pump
- at the water well
- at the septic system
- at the swimming pool pump

SWITCHES

NOTICE: A switch along the left side of the garage exterior did not appear to activate a light or device. Circuits at any inoperative switches should be investigated to be sure that the electrical cables terminate in a safe location. It is not uncommon in an older home to find abandoned or unused switches. Switches are sometimes added during original construction for future use of light kits on fans or exterior lighting.



LIGHTING/FANS/FIXTURES

The lights at five locations in the kitchen at five fans are inoperative. If the bulbs are not blown, the circuit should be investigated.

Ceiling fans at four locations are inoperative and should be repaired.

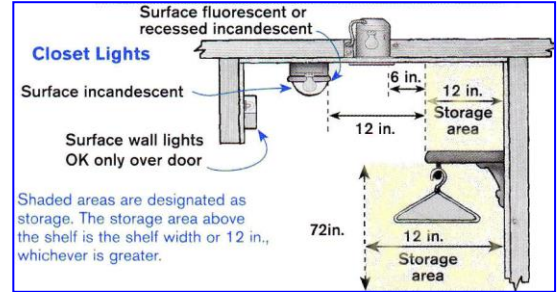
The doorbell did not function.

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The transformer inside the downstairs return air chase should be relocated so it is not in contact with combustibles. These devices get hot and can cause a fire. It should be relocated out of the fresh air chase and installed on a noncombustible surface, such as a metal junction box cover. See related comments in the Air Conditioning / Ducts section.

A closet light fixture upstairs presents a possible fire hazard due to its proximity to the storage area. All incandescent lights in closets should have covers and be a minimum of 12" from the edge of storage shelving measured vertically to prevent fires due to overheating. This was a requirement before 1995. Fluorescent lighting and enclosed LED lighting can be as close as 6". Discuss options with a qualified electrician.



SMOKE / CARBON MONOXIDE ALARMS

Smoke alarms were missing throughout the house – at four bedrooms and two hallways. Smoke alarms save lives and have been a requirement of model building codes since 1988. Smoke alarms should be installed in each sleeping room, hallways that interconnect sleeping rooms and on each additional story of the dwelling. In new home construction prior to 2000 (Texas adopted the IRC) each of the alarms should provide a sound that will be audible in all sleeping areas. All alarms should be approved and listed and should be installed in accordance with their manufacturer’s instructions.

Although smoke alarms in some areas might not have been a requirement at the time of construction the Texas Real Estate Commission (TREC) recognizes the current condition to be deficient and 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. (For more information please see the Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies found on page 3 of this report.)



As of 2015 battery-operated smoke alarms are permitted for satisfying the smoke alarm power requirements when alterations, repairs, and additions occur. Interconnection of smoke alarms in existing areas are not required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

No carbon monoxide alarm was found. We recommend that they should be installed outside of each separate sleeping area in the vicinity of the bedrooms, if the seller cannot demonstrate its location and operation. Combination smoke and CO alarms are available. Besides the audible alarm the device should also verbally announce “Carbon Monoxide”.



In 2009 this life-safety requirement went into effect. In 2015 the requirement was revised so that CO alarms are now required where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings. Work involving the replacement of roofing, siding, windows, doors, plumbing and mechanical systems or the addition of a porch or deck, is exempt from the requirements.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Two Central Forced Air Furnaces and unknown at the room(s) above the garage as it was not accessible due to the unsafe stairway

Energy Sources: Electricity

Comments:

Because we do not disassemble equipment the condition of the Heating and Air Conditioning (HVAC) system interior is unknown. If the HVAC system does not have a history of cleaning, tuning and servicing over the past 1 to 2 years (a subjective number) then professional servicing may be justified. HVAC systems should be cleaned and serviced at least every year (Some manufacturers recommend twice a year) to insure safe, proper operation. (Properly tuned and cleaned equipment also has a higher economical return.) No calculations were made to verify efficiency, adequacy or capacity of the HVAC systems. Contact a qualified HVAC technician if verification is desired.

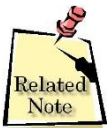
Dates of furnace manufacture taken or estimated from the data plates – 2017 at the downstairs. The age is unknown at the upstairs because it was not accessible. Downstairs data is shown.



Two central forced air furnaces with electric elements provide the heat for the dwelling.

HEAT-ABILITY TEST

Upon call for heat the furnaces engaged and cycled as per typical manufacturer's requirements. A temperature differential of 47°F was observed at the downstairs equipment and 29°F at the upstairs. At this time the furnaces are considered to be heating within acceptable parameters. As with any equipment service and longevity cannot be forecast with certainty. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.



According to ASHRAE, the industry organization that sets the standards and guidelines for most HVAC-R equipment Electric Coils should last 15 years. Newer units could last longer.

The upstairs furnace was inaccessible behind drywall and could not be inspected. Appliances should be readily accessible for service. We recommend that a licensed HVAC contractor assess the age and condition of the furnace after access is made available.



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B. Cooling Equipment

Type of Systems: Three Central Forced Air Systems - Split Systems & one room unit (office)

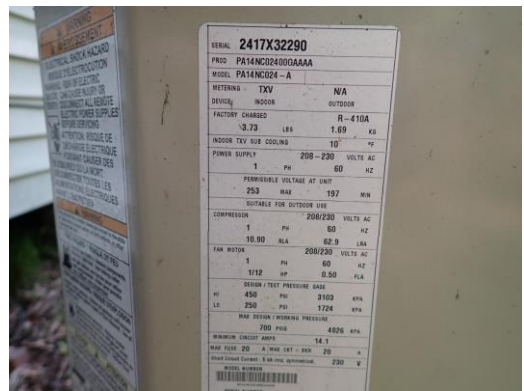
Size of Condenser: All three units were 3 tons

Comments:

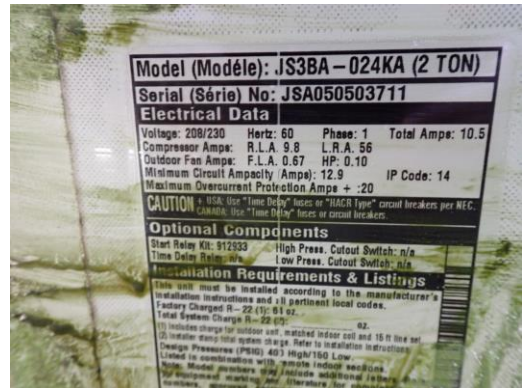
While this type of inspection employs several general rules to determine the condition of the Heating and Air Conditioning (HVAC), full evaluation of the integrity of the HVAC system requires the attachment of gauges to the coolant lines and other inspections that a professional HVAC contractor can perform and is beyond the scope of a visual inspection such as this one. Testing for compatibility of equipment is beyond the scope of this inspection. If compatibility is a requirement, such as of your Home Warranty Company, you should have the system certified by an HVAC specialist. Pan floats that disengage the equipment should the safety pan become full are not tested as damage can occur to the equipment if it short-cycles.

The manufacturing dates for AC Condensing units taken or estimated from the data plates –

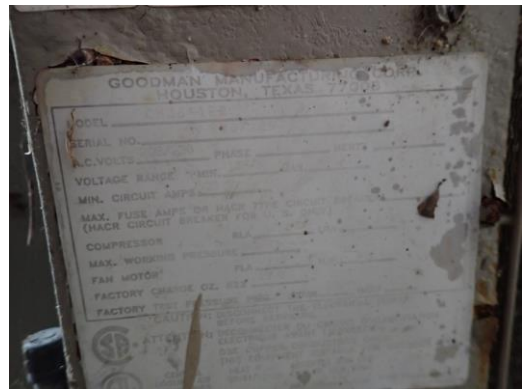
Downstairs - 2017



Upstairs - 2005



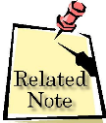
Over Garage - Unknown



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

I NI NP D

NOTE THAT: The air conditioning condensing unit for the rooms over the garage is older. The exact age is unknown because the data plate was not legible. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.



According to 2007 National Association of Home Builders/Bank of America Home Equity Study of Life Expectancy of Home Components Air Conditioners should last 10-15 years. Newer units could last longer. Annual service is the key to longevity.

NOTE THAT: The thermostats in the house are older and may not meet your expectations for specified comfort and energy savings.



According to 2007 National Association of Home Builders/Bank of America Home Equity Study of Life Expectancy of Home Components thermostats are among the longest lasting components with a life that can span 35 years. However, technology moves much faster. You might want to consider

replacing for a Smart, Programmable model with extended features that can save you energy dollars.



Only licensed HVAC service personnel who are qualified for the installed equipment should make repairs to the systems. A licensed, qualified HVAC repair contractor should further investigate the HVAC systems including but not limited to the observations and concerns discussed below.

COOL-ABILITY TEST

After allowing the A/C system to reach a steady and normal state of operation for 1-hour or more digital thermometers were inserted in the duct lines and temperature differences across the air handler's evaporator coil were tested. A difference of 16°F to 21°F across the coils with an output temperature of about 55°F is considered to be acceptable in this part of the country. (Some experts argue that output temperature is the only accurate way to examine the cooling system and that measuring temperatures *across the evaporator coil* is unreliable.)

At Downstairs Main Area – Output temperature downstream of the coil was 44°F. A temperature differential of 20°F was observed at this equipment. The air conditioning equipment appears to be cooling within acceptable parameters.

At Upstairs – **Output temperature downstream of the coil was 58°F.** Based on our field test the air conditioning system is not cooling in a satisfactory condition. A temperature differential of 12°F was observed at this equipment. A qualified HVAC contractor should evaluate the current conditions and recommend possible corrective measures.

NOTICE: The condensing units are not fastened to the support pad. This makes them more prone to leak coolant into the atmosphere during flooding or should it be struck and moved (such as by fencing or fallen limbs during a storm) or by rising water. Appliances designed to be fixed in position must be fastened or anchored in an approved manner.

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

I NI NP D

The cooling fins of the condensing unit for the rooms above the garage are dirty and damaged. Discuss this with a qualified HVAC contractor as this condition can reduce the efficiency of the system. The fins are there to help dissipate the heat in the refrigerant. A small amount of fin loss will not appreciably hurt the unit, but it does decrease the amount of heat transfer that takes place and it increases the energy used.



It is not economically practical to try to replace the fins when they are press fitted onto the copper piping during the assembly process. The coil itself can be replaced but that could also prove to be expensive. Therefore depending on its age and condition, it may be wiser to consider replacing the condenser unit entirely.

Insulation on the refrigerant lines at the condensing units is damaged. It should be repaired to fully cover the pipes. The insulation currently installed on the refrigerant line would not meet today's energy requirements. Therefore it is also recommended that the insulation be upgraded to a denser, thicker material. This can save energy dollars.



Insulation should be improved on the primary condensate line from the evaporator coils at the downstairs unit. Condensate lines should be insulated for the first ten feet from the equipment to prevent excess sweating of the pipe that can cause damage to the building.



No emergency pan was installed and no visible means to manage condensate from the evaporator coil should the primary drain clog. This should be addressed to prevent property damage. Discuss options with a qualified HVAC repair contractor.



There are four possible solutions. 1) Auxiliary drain pan with a separate drain to a conspicuous location, 2) Auxiliary pan with a water-level detection device instead of a separate drain, 3) A secondary drain to conspicuous location, or 4) A water-level detection device in primary drain line that will shut off the system if it backs up

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

I NI NP D

The overflow (secondary) condensate drain line for the evaporator coil is not fitted with a drain pipe. A qualified HVAC contractor should make corrections to prevent condensate damage to the building. The overflow drain pipe from the evaporator coil drain pan should be piped to discharge into the emergency pan (with a shut off float switch in the pan) or other approved location. If not possible to route the overflow drain line install a low voltage overflow switch kit (similar to image) so if it does back up the float switch rises and shuts the system down alerting you that there is a problem and you need to call an HVAC company for repairs. Of course the emergency pan should also have a float switch as well for the best property protection.



The window unit in the office (garage conversion) did not function at the time of the inspection. A qualified repair contractor should investigate and repair as needed.



C. Duct Systems, Chases, and Vents

Comments:

NOTE THAT: The flexible ducts visible in the attic are an older type. Because of improvements made over the last several years this duct type would not meet new, stricter requirements for energy.



The ducts should be inspected regularly to ensure they do not crack or decay to a point that energy is lost. The vapor barrier on the duct is brittle, thus more susceptible to damage. Care must be taken to avoid damage that can allow air loss to unconditioned areas and/or damaging condensation to form in and around the

ducts.



A large amount of dust staining was observed around ceiling diffusers. Cleaning is recommended.

One upstairs diffuser was hanging down from the ceiling. It needs to be secured.

I=Inspected

NI=Not Inspected

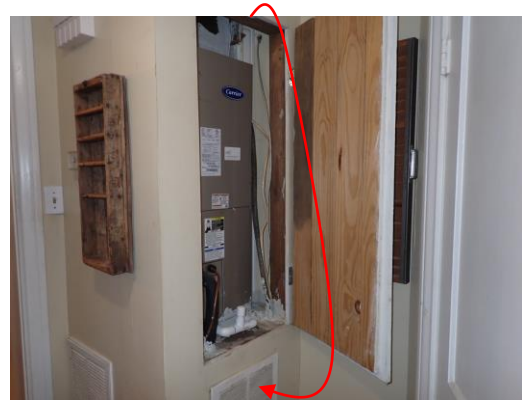
NP=Not Present

D=Deficient

I NI NP D

Dirty return air filters are blocking air to the downstairs air conditioning equipment. Air flow appeared to balance when the filter was removed during testing. Filters should be replaced on a regular basis. How often they require replacement depends on the type. Restricted airflow will cause the system to lose both performance and economical return. The loss of adequate airflow will in most cases cause the coils to freeze up and the condenser, fan and other components to overwork.

Unfiltered air is being drawn into the air conditioning equipment from the open structure. The door should be weather-stripped as discussed in the Doors section or the ceiling should be sealed to prevent this infiltration and provide a better fire break between stories. This type of infiltration usually leads to a problem with dust buildup on coils and other components, which can damage the equipment. Besides the potential for mechanical failure, this type of air infusion creates improper pressures within the envelope of the house that can contribute to energy loss and damage associated to elevated moisture within the dwelling.



Coolant lines located within the return air chase should be sealed behind drywall, within conduit or other approved methods of containment. Coolant is considered a hazardous material. This should be addressed promptly.

Hazardous materials (PVC, electrical wiring, transformer, etc.) are in the return air chase. The only equipment and devices permitted within fresh air ducts or plenum chambers are those specifically necessary for their direct action upon, or sensing of, the contained air. Where equipment or devices are installed and illumination is necessary to facilitate maintenance and repair, enclosed gasketed-type luminaires are permitted.



While probably an acceptable practice at the time of construction this has been determined that things like PVC, electrical wiring, alarm system horns, etc. in the fresh air chase are unsafe. Electrical wiring can cause fires and if a fire occurs it can spread quickly through the duct chase into the attic and other parts of the house. Even if a fire did not occur, plastics and coatings on non-approved wire types can smolder under a system overload and release toxic gasses into the system that can be distributed throughout the house. While PVC is hard to ignite, when it does burn it releases hydrogen chloride and carbon monoxide. Therefore all wiring, devices and equipment located within the return air chase and not specifically rated as suitable for use within an environmental air chase should be replaced with approved materials or sealed behind drywall, within conduit or other approved methods of containment.

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the street.

Location of main water supply shutoff valve: along the right side of the house

Static water pressure reading: 30PSI

Comments:

There are limitations to this inspection including but not limited to: No Pan Test was performed - Freestanding showers are not tested for leaks other than during normal fixture operation. A proper test of these waterproof liners and pans requires plugging the drain, filling the sunken area and letting the water stand for several hours while measuring any loss of water. That type of test is beyond the scope of a limited inspection, such as this one. Washer/Drain connections in laundry rooms are not tested. Overflow pans are not tested.

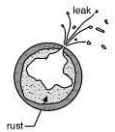
WATER SUPPLY PIPING

The visible piping that supplied the potable water was copper and Galvanized Steel. Most of the piping was not visible due to insulation, etc. Where visible the water piping appeared to be absent of any sign of serious corrosion. There was minor rusting at threaded couplings of the galvanized pipe, as is typical in most houses having this type of piping.



The older galvanized steel piping is subject to corrosion on the interior of the pipe and to leaks at rusted fittings. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure no longer is tolerated or when leaks develop. Development of rust at fittings can worsen at various times of the year when condensation forms on the pipe. Insulating the pipe may reduce the amount of

condensation and extend the life of the system. A pressure test of the system may provide peace of mind and aid in obtaining homeowner's insurance from some providers. If elected, a qualified plumber can perform this service.



NOTICE: Given the age of the house there is a possibility that the copper pipe system was assembled using solder with a higher amount of lead than is considered to be safe today. Houses with copper pipes built before 1990 have a chance that there is a higher level of lead in the soldered joints. You might want to consider getting the water tested. EPA.gov has information related to this.



In 1986, the U.S. Congress banned the use of lead service pipe, lead solder containing greater than 0.2% lead, and restricted the lead content of faucets, pipes, and other plumbing materials to less than 8.0% (the level in faucets was reduced further in 1997). However many plumbers questioned the extent solder actually contributed to the lead hazard. Also, solders like 50/50 (50% tin and 50% lead) were easy to work with. Some plumbers who had used lead solders their entire career they were reluctant to change. That's why it is possible that some plumbers continued to use the banned solder for some time after the 1988 regulation came into effect, especially in areas outside of municipalities where no inspections were performed.

The handle was missing for the shutoff valve at the left side of the house.

Exposed exterior water pipes should be insulated. Pipes often freeze even though winters in this area are considered to be mild. Insulation should be made waterproof in order to be effective.



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

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NOTE THAT: The current owner reported that repairs were made to the water pipes following a heavy freeze event that occurred in February of this year.

Copper pipe in the water heater closet have copper oxide (green) spots. This might have been caused by water leaking into the insulation. Further investigation is needed to determine the cause and correct path to prevent damage. These spots can occur for various reasons that range from condensation (usually more on the cold pipes than the hot) to water leaks from above the pipes. Copper plumbing touching dissimilar metal can also cause the copper to corrode, induce noise transmission and produce rattle. A licensed qualified plumber should further assess the condition of the piping and make recommendations.



The copper pipe to a hose bib along the left side of the garage is damaged. This should be repaired to prevent a leak.



EXTERIOR

Anti-siphon devices (AKA Vacuum Breakers) are missing at exterior hose bibb (faucets). Although they might not have been required and/or enforced at the time of construction (Texas adopted this statewide in 2000) they should be installed for improved safety.



Exterior hose bibbs should be equipped with anti-siphon devices. These modern safety devices will prevent the accidental backflow of water into the plumbing system of the house when a garden hose is connected and reduce the chance of contamination from outside sources. They are inexpensive (usually under \$10), readily available and easily installed.



INTERIOR

The wooden base of the shower stall in the owner's bathroom should be rebuilt. Wall or floor damage beneath the enclosure should also be repaired.



I=Inspected

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D=Deficient

I NI NP D

The missing drain-stop for the sink in the downstairs bathroom is considered a deficiency. While a drain stop is not specifically required, an approved strainer of some sort is required to prevent hair and other items from falling into and clogging the drain.

The tile bathtub enclosure in the downstairs bathroom requires repair. Damage appears to be related to structural settlement. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired as necessary.



A faucet at the cold water side of the bathtub in the downstairs bathroom is inoperative and should be repaired.



Faucet fixtures can often be repaired without too much expense because they have replaceable inner components. Whether this particular fixture is repairable was not determined during this limited visual inspection. Consult a qualified, licensed plumber for advice before replacing the entire fixture because you might be able to save some money by cleaning or replacing the part.

It appears that the tile grout in the downstairs bathroom has not been sealed recently. Grout is porous and must be sealed periodically to maintain its moisture resistance. Improvement is recommended to prevent costly damage that might not be readily visible. This treatment should be done yearly as a sound measure to seal up any cracks or microscopic holes in the grout that could lead to further water damage.



If there are holes, cracks, or even microscopic fractures (micro-porosity) in your grout lines, water will find its way in to cause mold growth, tile adhesive failure and water damage to the shower. Properly maintaining the water resistance of your tile shower will help prevent costly damage to the bathroom. Penetrating sealer provides that protection. Sealer can be found in various applicators including squeeze bottles and aerosol sprays. Tile and natural stone take different sealants. Check the label to get the right one for your wall cladding.

The shower stall door in the upstairs bathroom is defective. Repairs are recommended so the door aligns with the frame, latches and provides a water tight seal.

Water pressure at the shower in the upstairs bathroom was found to be low. Since the low pressure was observed at only a single fixture, it is suspected that it is related to a partial blockage in this fixture, as opposed to a system problem. This condition should be investigated and/corrected as needed.

A faucet in the laundry room is leaky and should be repaired.

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

I NI NP D

LIQUID PROPANE GAS DISTRIBUTION SYSTEM

Type of visible gas piping: Galvanized and Black steel

The residential property is supplied with stored on site LP fuel gas for appliances. The storage tank and supply to the house was not part of this inspection. Verification of tubing size related to distance from the tank to the house, etc. is specifically excluded from this inspection. No pressure test was performed as part of this inspection. Deficiencies related to shut off valves and appliance connectors are addressed in the section of this report associated with that appliance.

It would be wise to inquire of the seller if the LPG storage tank is owned or rented / leased and if rented / leased from whom and at what cost.

B. Drains, Wastes, and Vents

Comments:

Effluent appeared to drain freely at all fixtures when tested. The waste from this dwelling is collected by a Private Onsite Sewage Treatment System (Septic System). The visible drain / waste / vent piping was plastic (PVC, ABS, et.al.).

This inspection is only of the visible portions of the Drain, Waste and Vent system. Drains for washing machines and floor drains in laundry rooms are not tested. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

NOTE THAT: The only sure way to determine the true integrity of a vent and waste system is to perform a hydrostatic test (block the drains and fill the vents to test for leaks) and/or internal camera test. That type of testing is beyond the scope of this limited visual inspection.

NOTE THAT: The Septic System was not part of this inspection.

NOTE THAT: That there was abandoned plumbing under the house near the right rear.

NOTICE: Water is standing under the house. The current owner reported that repairs were made to the water pipes following a heavy freeze event that occurred in February of this year. Two months should have been enough time for that water to have dried. Further investigation is recommended. Monitor this area for possible plumbing leaks. It is possible that it is simply surface water flowing under the house as discussed in the Drainage section.

There were two drain pipes that exit the crawlspace along the left side of the house when the septic system is at the right rear. This could indicate that there is a second septic system or that the waste water is not properly disposed of. Further investigation is recommended. Contact a licensed plumber or qualified septic system inspector to assess this further.



I=Inspected

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D=Deficient

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A flexible drain connector is installed at the laundry sink. This should be repaired by a professional plumber. Drainage fittings must have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping.



The waste piping under the home does not have sufficient slope for proper drainage. This condition should be repaired.



The PVC drain pipe under the home is not adequately supported. The waste piping is sagging and requires additional support to maintain a steady slope toward the discharge.



Piping must be supported to ensure alignment and prevent sagging, and allow movement associated with the expansion and contraction of the piping system. Piping on the ground should be laid on a firm bed for its entire length, except where support is otherwise provided. Hangers and anchors must be of sufficient strength to maintain their proportional share of the weight of pipe and contents and of sufficient width to prevent distortion to the pipe.

Hangers and strapping should be of approved material that will not promote galvanic action. Rigid support sway bracing must be provided at changes in direction greater than 45 degrees (0.79 rad) for pipe sizes 4 inches (102 mm) and larger. Piping must be supported. The maximum horizontal spacing for any size PVC pipe should be 4 feet.

The main vent stack terminates in the attic. The main vent stack must terminate outside to the open atmosphere in an approved manner and location. A qualified plumber should make this repair. A roofer will also be required to provide a gasketed opening in the metal roof.



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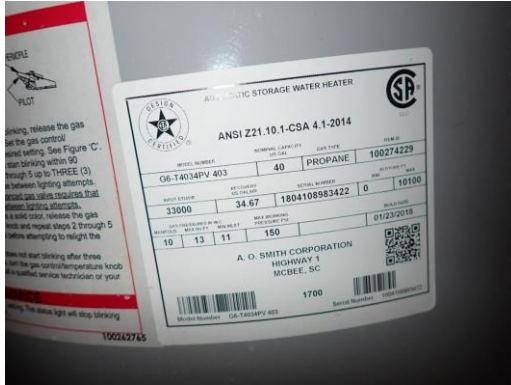
C. Water Heating Equipment

Energy source: LP Gas

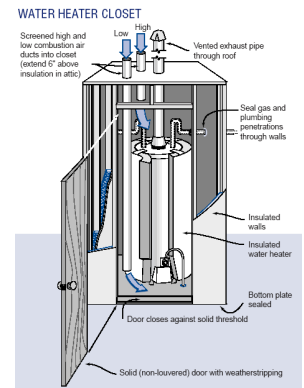
Capacity: 40 gallons

Comments:

The water heater is located in the laundry room closet. The manufacturing date for water heater taken or estimated from the data plate – 2018



Combustion and ventilation air for the water heater is inadequate for the confined space in which it is installed. Provide intake venting according to the manufacturer’s instructions. In the event that the instruction manual is not obtainable a minimum installation should include the following: Combustion air should be provided through two openings using smooth metal pipes. One inlet pipe should be within 12” of the top of the enclosure and another within 12 “of the bottom of the enclosure. They should extend at least 6 inches above the insulation and/or joist. Be sure to secure the pipes against unwanted movement. When communicating with the attic, the pipes must have free openings equal to 1 square feet per 3,000 BTUH. (55K = 18.33, 100K = 33.33) (A 5” pipe = 20 square feet, 6” pipe = 28 square feet.)



The metal fire stop collar for the water heater is not positioned against the ceiling. This creates a fire safety concern as well as an energy concern.



NOTICE: There was not a safety pan installed beneath the water heater. This can result in significant property damage if the water heater develops a leak. Although this has been a requirement since the turn of the century many water heaters installed before that time were not equipped with a safety pan. We recommend that a safety pan be installed, even if a drain pipe is not practical. Often the pan will catch a drip or safety valve pop-off that becomes noticeable before significant property damage occurs. Note, however that it is not required. “Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.”

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

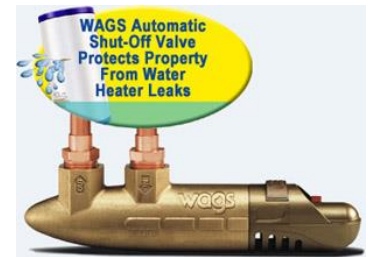
I NI NP D

There was not a discharge pipe connected to the Temperature Pressure Relief (TPR) safety valve for the water heater. A 3/4" CPVC, Copper or other approved type of tube should be installed promptly for safety reasons. It should discharge with positive gravity slope to a termination point that is readily observable by the building occupants, in a manner that does not cause personal injury or structural damage and terminate not more than 6 inches and not less than two times the discharge pipe diameter above the ground or waste receptor flood level rim. Other rules apply. A qualified plumbing contractor should make this repair.



If it proves to be too difficult to get the discharge for the safety valve for the water heater to the exterior while maintaining adequate drainage you might consider an alternative solution, such as a WAGS .

WAGS stands for Water and Gas Safety valve. The WAGS valve (about \$130) is designed to shut off the water supply (plus gas supply for gas-fired heaters – about \$150) in the event of a water leak from a water heater, thus minimizing water damage and possible gas leakage. The valve can be installed on all styles of water heaters. The valve is fully mechanical and requires no external power supply.



The WAGS sits in a drip pan under the water heater and is activated when leaking water accumulates to a level of 3/4" in the pan. Once activated the valve shuts off the water and gas supply, indicated by a red pop-up tab. *(Not an endorsement)*

The supply piping is leaking at the shut off valve. This should be repaired right away to prevent property damage.



Hot water temperature measured at the kitchen sink was 120°F. This is the generally recommended setting. The chance of scalding increases exponentially for every degree over 120°F. Installation of a control device that provides protection against scalding and thermal shock is highly recommended. Discuss this with a qualified plumber. Water heated above 120°F can pose a scalding hazard, especially when young children have access to faucets. According to the US Department of Energy, a temperature of 120 degrees at the tap is adequate for most household chores with a minimal danger of scalding and maximum energy efficiency. However, that is the temperature at the tap, not in the tank. Tank temperature should be no less than 140°F to prevent bacterial growth, such as Legionnaires disease!! The only appliance that requires hotter water is the dishwasher, with a recommended temperature of 140-180°F to properly sanitize. Since most dishwashers pre-heat the water to the proper temperature, lowering the setting of your water heater will have no effect.

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

I NI NP D

- D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwashers**
Comments:

- B. Food Waste Disposers**
Comments:

- C. Range Hood and Exhaust Systems**
Comments:

NOTICE: The vent hood is a recirculating type and not vented to the exterior of the dwelling. Recirculating kitchen vents do not provide ventilation in the cooking area. A hood over a range is not specifically required. However ventilation is. If natural ventilation is not provided in the kitchen then a mechanical ventilation system is required. A range hood that vents to the outside will easily meet the requirements. Otherwise you will need to open the kitchen window when cooking in order to get fresh air ventilation now required in new homes.

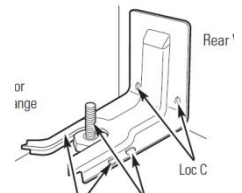
- D. Ranges, Cooktops, and Ovens**
Comments:

The major cooking appliances include an electric range. Testing ovens includes setting the oven’s onboard thermostat to 350-degrees and comparing it to a thermometer placed on a rack in the center of the oven. This equipment was found to be operating within a 25-degree variable, which is considered acceptable. Actual temperature was: 350-degrees at both.

The range is not secured from tipping forward. This repair should be made for improved safety reasons. Anti-tip brackets are supplied with every range. They can be obtained at appliance stores for most models. Consult your owner’s manual for the type of bracket needed depending on your type of floor and for safe installation instructions. See manufacturer’s warning label on the range.



Anti-tip devices became a UL requirement June 3, 1991. It is essential to the safe operation of the range by providing protection when excess force or weight is applied to an open oven door by an adult or child. A warning label is typically printed on the oven door. An anti-tip bracket comes with all ranges from any and all manufacturers, but the model could be specific so visit the manufacturer’s website with your model number. Some manufacturers furnish one at no charge. It retails for about \$15.00.



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

I NI NP D

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

NOTICE: Because there was no exhaust vent installed a window should be opened during bathing in order to remove moisture from the dwelling, otherwise you should consider having a vent fan installed.

G. Garage Door Operator(s)

Comments:

H. Dryer Exhaust Systems

Comments:

The flexible pipe for the dryer exhaust is concealed in the combustibile wall. This presents a possible hazard. This material is a recognized hazard in its current configuration. This should be replaced with an approved type of exhaust pipe for fire safety reasons.



Dryer exhaust systems should convey the moisture to the outdoors. Exhaust ducts should not be connected with sheet metal screws or fastening means which extend into the duct. Exhaust ducts should be equipped with a backdraft damper. Exhaust ducts should be constructed of rigid metal having a minimum thickness of 0.016 inches and should have smooth interior surfaces with joints running in the direction of airflow. Clothes dryer transition ducts (flex between the dryer and wall fitting) should be limited to single lengths not to exceed 8 feet in length and should be listed and labeled. Flexible transition ducts should not be concealed within construction or used anywhere except in the room to connect the dryer to the duct.



For information on clothes dryer safety and installation please go to our Wildcat Library. Click or copy and paste the address into your browser. http://www.wildcatinspections.com/5h_Index_Dryer.html

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal (Septic) Systems

Comments:

The septic system was inspected by others.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 76 year old (approximate age) home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

NOTE THAT: The house was listed as being built in 1954 however the current owner believes it is older, perhaps being built in the 1920s.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 70 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

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

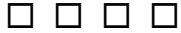
I NI NP D

HOW TO READ THIS REPORT

Pages 2 & 3 are required by Texas Real Estate Commission (TREC) and include information they believe to be relative to your purchase of this property.

Page 4 contains additional information provided by your inspector.

The checkboxes at each Report Section indicate items that are Inspected, Not Inspected, Not Present or Deficient. Some deficiencies might not require a repair.



A. This line describes the Report Section (i.e. Plumbing)

Comments:

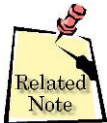
Lines at this indentation are informational. They may describe the type, location, model number, serial number, general condition, etc. of items in that section.

NOTICE: Notice lines might include maintenance concerns, recommended upgrades, observations that might need to be monitored, etc. Some conditions might also be considered to be defects that might not require immediate action, but should be considered for repair/upgrade or, at a minimum, monitored. For instance a component might not be installed to the manufacturer’s instructions or to Best Practices, but the performance might not show signs of suffering from that defect at the time of the inspection. Please do not ignore these items.

Items determined to be a higher deficiency or specifically considered by TREC to be a known defect are indented the farthest and begin with bold text. These are the concerns that the inspector observed and those which you might want to consider for immediate repair, revision, improvement, etc. The inspector does not prioritize repairs but encourages you to strongly consider any that address structural and/or safety issues above all others. If you have a question please do not hesitate to ask. [Code references will be bracketed]



Information provide with this icon includes tips on possible repair procedures. The inspector offers them based on personal experience and he/she does not guarantee them to work in every case. In some cases they can be useful to understanding the simplicity or complexity of a repair. There are usually many other methods of repair and we encourage you to discuss repairs with a contractor who is experienced and who is licensed as necessary to perform those types of repairs.



This icon indicates additional information that is relevant to the subject.



The WildKat icon includes a link to our website where additional information can be found, usually in our How –To library.



This icon will be included where building code is cited if this is an inspection of new construction and/or agreed to in advance of the inspection.

