



PROPERTY INSPECTION REPORT FORM

Laverne Pivonka <i>Name of Client</i>	02/08/2024 <i>Date of Inspection</i>
3025 Rosefield Drive , Houston, TX 77080 <i>Address of Inspected Property</i>	
Tim Carpenter <i>Name of Inspector</i>	#23947 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect systems or components listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for
Laverne Pivonka



PROPERTY INSPECTED:
3025 Rosefield Drive
Houston, TX 77080

DATE OF INSPECTION: 02/08/2024

Inspection No. 52965-1-929

INSPECTED BY:

Carpenter Home Inspections, LLC
650 Westcross St. #71
Houston, TX 77018
tim.carpenter@pillartopost.com
(713) 253-0697

INSPECTOR:

Tim Carpenter
Lic.#: #23947
tim.carpenter@pillartopost.com
(713) 253-0697

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Grading and Drainage <i>Comments:</i></p> <ul style="list-style-type: none"> Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation to help prevent water damage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Roof Covering Materials <i>Comments:</i></p> <ul style="list-style-type: none"> Satellite Antennas that are mounted directly to the roof surface may allow water penetration. This should be monitored and if removed, the holes should be sealed and the shingles replaced. Scarred/damaged shingle tabs on roof covering, damaged shingles will not wear evenly with rest of roof covering. <p>Recommend having a qualified roofing contractor evaluate and rectify all affected areas as necessary to restore intended operation and function of roof covering.</p> <ul style="list-style-type: none"> Cracked purlin brace. Recommend licensed contractor repair.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Roof Structures and Attics <i>Comments:</i></p> <ul style="list-style-type: none"> SAFETY NOTE: Attic stairs are high and heavy. Most people will require a ladder to unfold and return the stairs after use. Recommend a qualified attic ladder contractor evaluate and provide a solution to opening and closing the stair unit without the use of another ladder. Rafters cut too short or not at the proper angle. Recommend licensed contractor repair. Recommend adding/replacing-missing insulation in areas as necessary to promote better overall efficiency and reduce energy costs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>E. Walls (Interior and Exterior) <i>Comments:</i></p> <ul style="list-style-type: none"> Seal all open joints, gaps, and penetrations to prevent moisture or pest intrusions. Lentils are rusted. Recommend sanding and painting to prevent further rusting.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>F. Ceilings and Floors <i>Comments:</i></p> <ul style="list-style-type: none"> Carpet is wrinkled in several areas. This could be a trip hazard. Recommend re-stretching or replacing carpet. Loose and cracked tiles noted in several areas. Recommend licensed flooring contractor evaluate and repair or replace tile.

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G. Doors (Interior and Exterior)

Comments:

- Exit door to garage should be self closing. Recommend hinges be adjusted or replaced.
- Ghost door noted (door that will not remain open) Recommend licensed contractor repair. **(Laundry Room)**
- Overhead garage door is cracked and damaged.

Recommend licensed contractor evaluate and replace or replace damaged panels.

H. Windows

Comments:

- Some window screens missing or damaged.
- Seal and/or caulk joints and gaps around windows to reduce air exchange water penetration and subsequent damages.
- Damage dripping noted around windows. Recommend licensed contractor replace damaged stripping.
- Some window sills show evidence of moisture stains from condensation. Seal and monitor. **(Dinning Room)**

I. Stairways (Interior and Exterior)

Comments:

- Wheelchair ramp does not extend to the ground. Recommend licensed contractor repair.

J. Fireplaces and Chimneys

Comments:

- Damper clamp is not installed. Recommend installation of a damper clamp to keep the damper slightly open to allow any residual gas to escape from the living area. Recommend a qualified fireplace contractor install the clamp.
- Fireplace is wood/gas burning, damper not tested. Draw of the fireplace was not tested and could not be determined at the inspection. The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace prior to using the appliance. Operation of log-lighter was not tested. Gas line was capped.

K. Porches, Balconies, Decks, and Carports

Comments:

- Front porch column is not secure. Recommend licensed contractor repair.
- Archway at front porch is showing signs of settlement cracks. Recommend licensed contractor repair.
- Walkway is uneven and could pose a tripping hazard.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Missing panel screws.
- Non-standard screws being used to hold inner security cover, screws have sharp points and can pose a wire intrusion issue.
- Anti-oxidant paste missing at main aluminum conductor terminals in distribution panel (see photo). Recommend having a qualified electrician apply paste as needed.
- White wires to 240 volt appliances were not marked as "hot" in the distribution panel. Wire should be marked with black electrical tape to indicate purpose.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Light fixtures did not illuminate or light bulbs were missing. Recommend replacing broken bulbs and installing bulbs where missing. Consult with a licensed electrician if fixtures continue to not work properly to evaluate and make repairs to protect circuits and prevent shock hazard. **(Garage)**
- Sealants observed missing at exterior wall mount light fixtures around perimeter of residence (see photo). Recommend applying good exterior-grade sealant to tops and sides of fixtures, leaving bottoms un-sealed.
- All light fixtures require covers to prevent injury and shock.
- Receptacle tested as having an open ground. Primary Bathroom (water closet)

Recommend consulting with a licensed electrician on noted items to determine extent of service/repair needed and rectify all affected areas as necessary to restore intended electrical function, safety and protection.

- Replace all batteries in smoke detectors.
- GFCI receptacle did not trip when tested. Recommend licensed electrician repair. **(Garage)**
- Recommend licensed electrician replace damaged receptacle. Kitchen.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- Rust noted in condensate pan. Recommend licensed HVAC contractor replace condensate pan.

C. Duct Systems, Chases, and Vents

Comments:

- Ducts that are stacked or touching can cause moisture build up. Recommend installing hangers or insulation to separate ducts.

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IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Plumbing Supply, Distribution Systems and Fixtures <i>Comments:</i></p> <ul style="list-style-type: none"> • Recommend replacing insulation around exterior plumbing pipes. (Exterior Front) • "No sediment traps and/or drip legs noted on the natural gas lines at the mechanical equipment. Due to a change in construction standards, recommend plumber evaluate and repair as needed to meet todays standards."
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Hydro-Massage Therapy Equipment <i>Comments:</i></p> <ul style="list-style-type: none"> • Whirlpool jets were not operational at time of inspection. <p>Recommend repair by qualified plumbing contractor.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>E. Gas Distribution Systems and Gas Appliances <i>Comments:</i></p> <ul style="list-style-type: none"> • Gas supply for appliances should be capped with a brass cap when not in use. (Laundry Room)
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Food Waste Disposers <i>Comments:</i></p> <ul style="list-style-type: none"> • Disposal was not functioning at the time of the inspection. <p>Recommend having qualified technician service/replace disposal as necessary to restore intended operation.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Ranges, Cooktops, and Ovens <i>Comments:</i></p> <ul style="list-style-type: none"> • Flexible gas lines should not be installed through cabinets.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i></p> <ul style="list-style-type: none"> • Bathroom exhaust vent(s) do not terminate outside of the structure or are terminating in the soffit vent. Recommend adding an approved vent/duct to discharge/terminate outside the structure to reduce possible moisture buildup and related issues.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>G. Garage Door Operators <i>Comments:</i></p> <ul style="list-style-type: none"> • Garage door locking mechanism requires a stay open screw to protect opener. • Sensors for overhead garage door are installed too high. <p>Recommend having a garage door contractor service/repair/adjust as necessary to restore intended function and reduce possible safety related issues.</p>
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H. Dryer Exhaust Systems

Comments:

- Dryer exhaust vent and pipe are dirty. Clean and maintain dryer vent to reduce hazards associated with lint build up.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundations

Type of Foundation(s): Post tension slab on grade

Comments:

- The opinion of this inspector is that the foundation is providing adequate support for this dwelling based on the limited visual inspection today unless otherwise note. The TREC inspector for this inspection is not a professional engineer. The opinions given on the performance of this structure's foundation are based on the knowledge and experience of the inspector and may be subjective and may vary from the opinions of other inspectors. The inspector makes comments comprised of opinion and not fact, determinations that are factual are available via specialized qualified and licensed engineering studies, which are beyond the scope of this inspection. Future performance of the foundation is not warranted. If you note any changes/observations from this report at a later date from what has been reported herein, a re-assessment should be made by a qualified and licensed engineer/foundation contractor and appropriate action taken. The foundation inspection performed was cursory and limited to visual observations of accessible/visible exterior and interior structural components of the house at the time of the inspection. No foundation measurements (elevation or otherwise) have been made or are within the visual scope of this inspection.

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• Corner Pops Present. Small cracks were observed in the foundation at several corners of residence, commonly called a "corner-pop" (see photos). NOT A STRUCTURAL ISSUE. This type of crack is quite common on foundations of this type. No recommendations necessary. However, sealing of cracks eliminates the possibility of treating cracks with poisons to kill termites. Recommend further evaluation by a qualified pest control company to determine proper method of treating condition. SUGGESTED CARE AND MAINTENANCE - Due to the highly expansive soil conditions that are prevalent to the Texas Gulf Coast Area, proper moisture control and drainage maintenance to all types of foundations should be on-going during the life of the structure. Drainage patterns should be directed away from all sides of the foundation with graded slopes directing run-off away from foundation. It is important to note that the inspection of the foundation performed today is not a structural engineering survey nor was any sub-grade or sub-slab plumbing or electrical systems evaluated during the performance of this visual inspection as these are specialized processes requiring excavation. In the event that structural movement is observed in the future, client is advised to consult with a structural engineer who can isolate, identify causes, and determine what corrective measures should be considered to either correct and/or stop structural movement.



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B. Grading and Drainage

Comments:

- Maintenance tip: Positive drainage away from the structure is critical to the intended performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Standard recommendations state that trees and shrubs be planted away from the foundation or that root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or pooling/standing against it can also affect foundation performance. If for any reason water pools at any location near the foundation for any extended period of time (24 consecutive hours or more), drainage corrections will have to be made.
- Maintenance tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation area(s). Standard soil levels will also reduce possible moisture exposure and help detect insect/pest activity.
- **Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation to help prevent water damage.**



C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Ladder at edge, Ground level with binoculars

Comments:

- Construction of roof/pitch did not allow for safe access to roof covering, roof was visually observed on the ground with binoculars (30 or 40 zoom cameras are also used) and / or by ladder at edge of roof surface, some areas could not be visually observed.

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- **IMPORTANT INFORMATION CONCERNING ROOFS:** According to statistical information recently released by NAPLIA (North American Professional Liability Insurance Agency, LLC) roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction at any time, especially after periods of heavy wind and / or rain.

Roofing experts agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non invasive in nature. According to statistical data provided by housing experts, in the Texas Gulf Coast area, a properly constructed standard grade asphalt composition shingle roof has an average life expectancy of 12 - 15 years. A premium grade asphalt composition shingle roof has an average life expectancy of 15 - 25 years.

The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes. It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information. It is also important for the prospective buyer to obtain disclosure information with regard to previous leaking, the history of repairs, and / or remodeling projects that included any section of the roof.

- **Satellite Antennas that are mounted directly to the roof surface may allow water penetration. This should be monitored and if removed, the holes should be sealed and the shingles replaced.**



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- Scarred/damaged shingle tabs on roof covering, damaged shingles will not wear evenly with rest of roof covering.

Recommend having a qualified roofing contractor evaluate and rectify all affected areas as necessary to restore intended operation and function of roof covering.



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- Cracked purlin brace. Recommend licensed contractor repair.



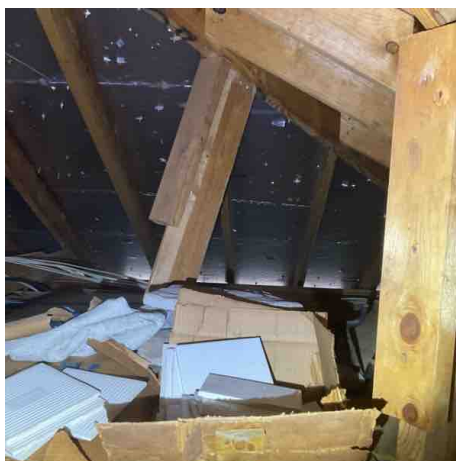
D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: 8 to 10 inches of insulation

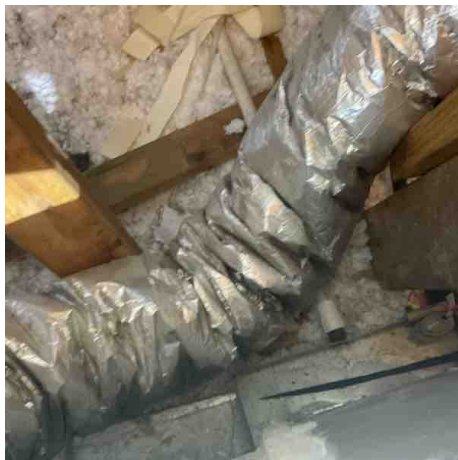
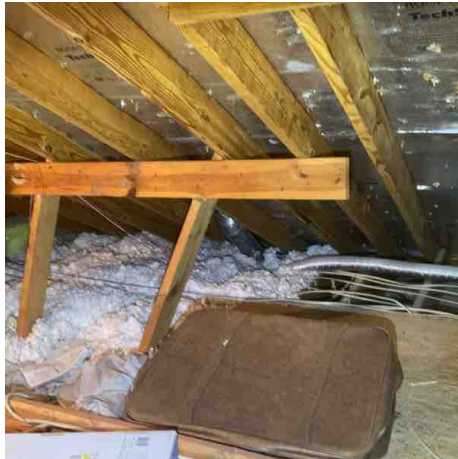
Comments:

- For reference only.



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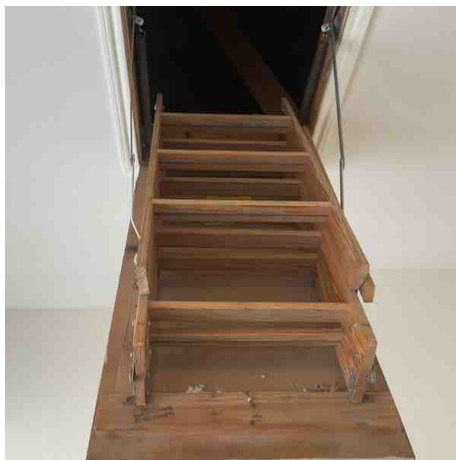


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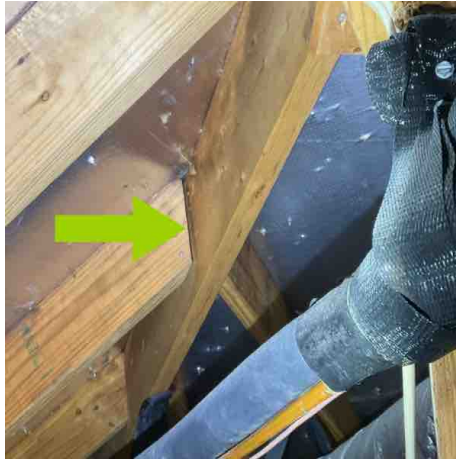
• **SAFETY NOTE:** Attic stairs are high and heavy. Most people will require a ladder to unfold and return the stairs after use. Recommend a qualified attic ladder contractor evaluate and provide a solution to opening and closing the stair unit without the use of another ladder.



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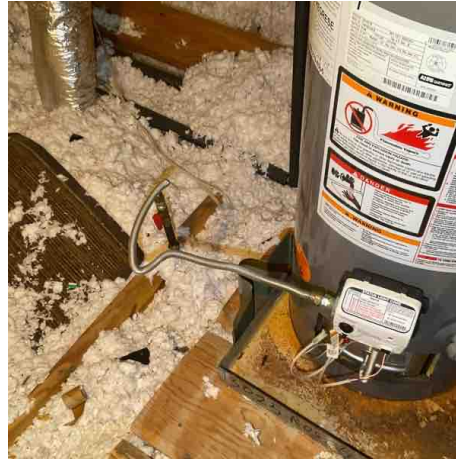
- Rafters cut too short or not at the proper angle. Recommend licensed contractor repair.



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- Recommend adding/replacing-missing insulation in areas as necessary to promote better overall efficiency and reduce energy costs.



E. Walls (Interior and Exterior)

Comments:

- Seal all open joints, gaps, and penetrations to prevent moisture or pest intrusions.

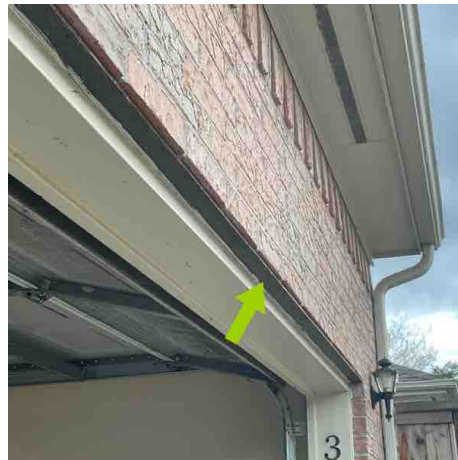


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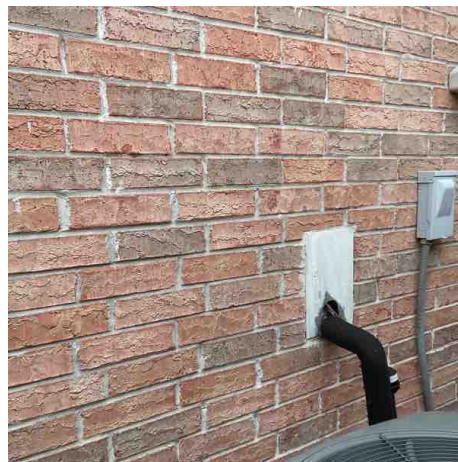
I NI NP D*



• Lentils are rusted. Recommend sanding and painting to prevent further rusting.



• Mortar repairs were observed. Throughout.



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F. Ceilings and Floors

Comments:

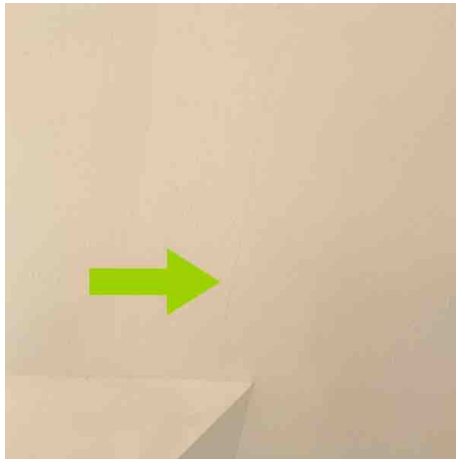
- **Carpet is wrinkled in several areas. This could be a trip hazard. Recommend re-stretching or replacing carpet.**



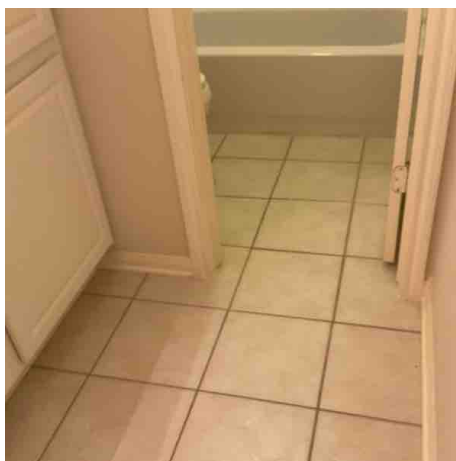
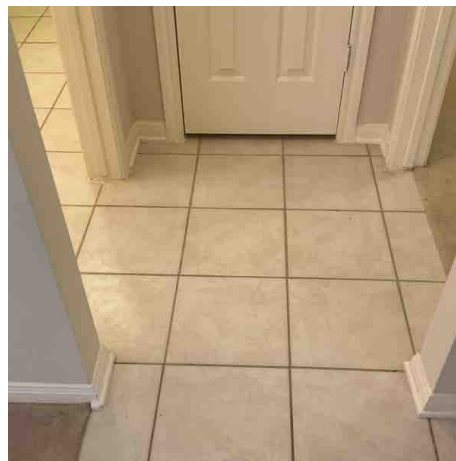
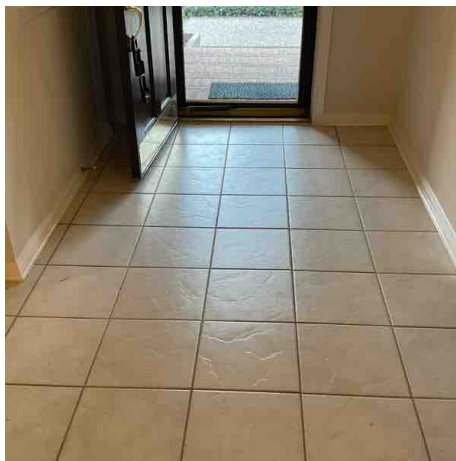
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- Typical minor settlement cracks noted, this is typical of structures this age and should be considered cosmetic in nature.



- Loose and cracked tiles noted in several areas. Recommend licensed flooring contractor evaluate and repair or replace tile.



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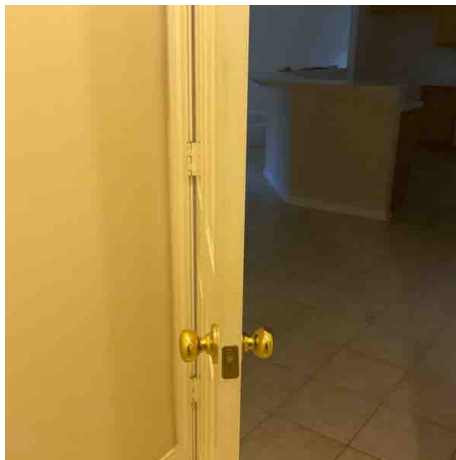
G. Doors (Interior and Exterior)

Comments:

- **Exit door to garage should be self closing. Recommend hinges be adjusted or replaced.**



- **Ghost door noted (door that will not remain open) Recommend licensed contractor repair. (Laundry Room)**



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I NI NP D*

- Overhead garage door is cracked and damaged.

Recommend licensed contractor evaluate and replace or replace damaged panels.



H. Windows

Comments:

- Some window screens missing or damaged.



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- Seal and/or caulk joints and gaps around windows to reduce air exchange water penetration and subsequent damages.



- Damage dripping noted around windows. Recommend licensed contractor replace damaged stripping.



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- Windows are fixed and single hung, single pane glass.



- **Some window sills show evidence of moisture stains from condensation. Seal and monitor. (Dinning Room)**



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I. Stairways (Interior and Exterior)

Comments:

- **Wheelchair ramp does not extend to the ground. Recommend licensed contractor repair.**



J. Fireplaces and Chimneys

Comments:

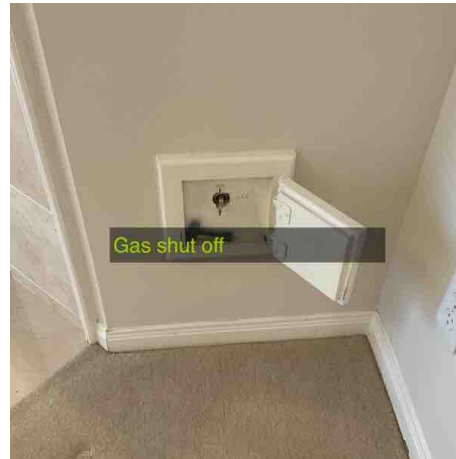
- **Damper clamp is not installed. Recommend installation of a damper clamp to keep the damper slightly open to allow any residual gas to escape from the living area. Recommend a qualified fireplace contractor install the clamp.**



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- Fireplace is wood/gas burning, damper not tested. Draw of the fireplace was not tested and could not be determined at the inspection. The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace prior to using the appliance. Operation of log-lighter was not tested. Gas line was capped.



K. Porches, Balconies, Decks, and Carports

Comments:

- Front porch column is not secure. Recommend licensed contractor repair.



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- Archway at front porch is showing signs of settlement cracks. Recommend licensed contractor repair.



- Walkway is uneven and could pose a tripping hazard.



L. Other

Comments:

- House facing South, 63° and cloudy.

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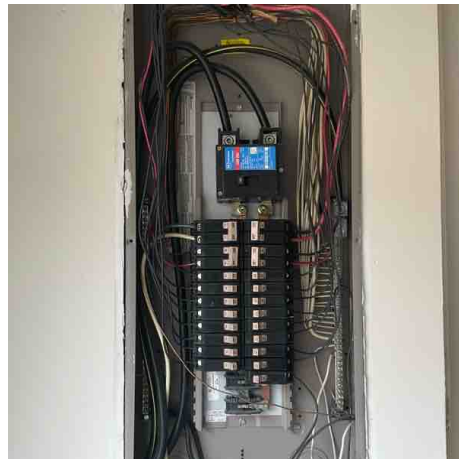
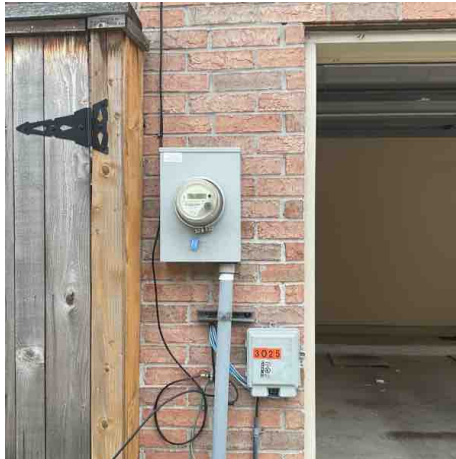
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

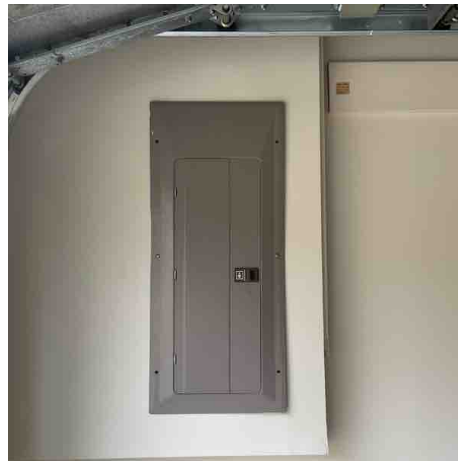
Comments:

- Main distribution panel is 150 amp service; underground, 120/240 volt, aluminum leads and uses breakers. Romex type wiring is noted. All bondings and groundings were not visible and could not be verified.



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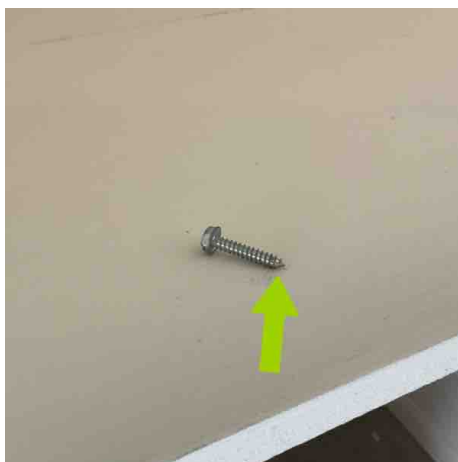
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• **Missing panel screws.**



• **Non-standard screws being used to hold inner security cover, screws have sharp points and can pose a wire intrusion issue.**



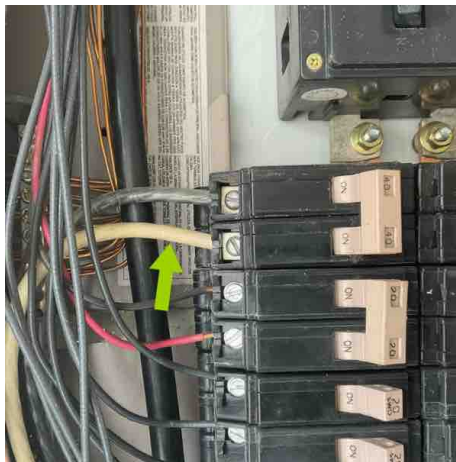
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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- Anti-oxidant paste missing at main aluminum conductor terminals in distribution panel (see photo). Recommend having a qualified electrician apply paste as needed.



- White wires to 240 volt appliances were not marked as "hot" in the distribution panel. Wire should be marked with black electrical tape to indicate purpose.



B. Branch Circuits, Connected Devices, and Fixtures

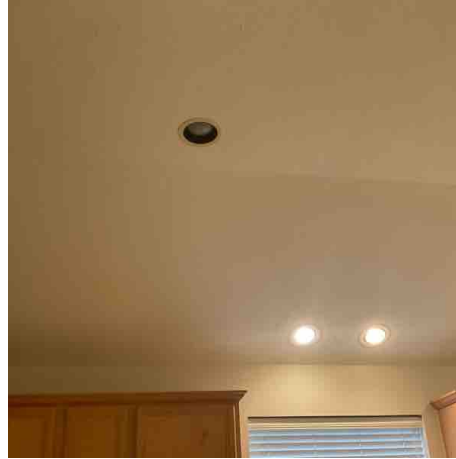
Type of Wiring: Copper

Comments:

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- **Light fixtures did not illuminate or light bulbs were missing. Recommend replacing broken bulbs and installing bulbs where missing. Consult with a licensed electrician if fixtures continue to not work properly to evaluate and make repairs to protect circuits and prevent shock hazard. (Garage)**



- **Sealants observed missing at exterior wall mount light fixtures around perimeter of residence (see photo). Recommend applying good exterior-grade sealant to tops and sides of fixtures, leaving bottoms un-sealed.**



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I NI NP D*

- All light fixtures require covers to prevent injury and shock.



- Receptacle tested as having an open ground. Primary Bathroom (water closet)

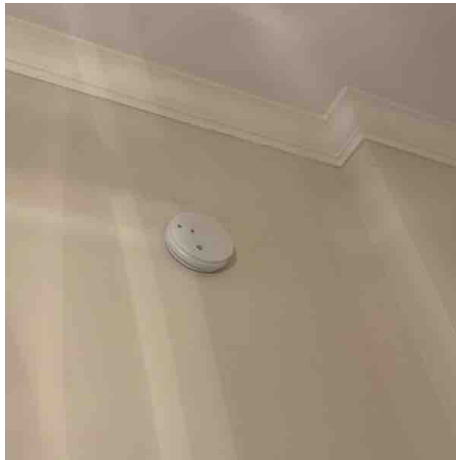
Recommend consulting with a licensed electrician on noted items to determine extent of service/repair needed and rectify all affected areas as necessary to restore intended electrical function, safety and protection.



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I NI NP D*

- **Replace all batteries in smoke detectors.**



- "IMPORTANT NOTICE (PLEASE READ) - As of 2/1/09, the TREC Standards of Practice have changed with respect to the requirements for Arc-fault circuit interrupting (AFCI) devices". They are now required and should be installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Any home built prior to 2/1/09 has to be reported by inspectors as being deficient with respect to this new standard. Please refer to the attached TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES".

GENERAL INFORMATION - An "arc-fault circuit Interrupting" device (AFCI) protects branch-circuit wiring from arcing faults that could start an electrical fire. Arc-faults can be dangerous because they generally occur in wiring that is hidden (i.e. behind drywall, in an attic, etc.), going undetected until a fire breaks out. An AFCI does not protect an individual from being shocked (that's what a GFCI does). Arc Faults can occur by puncturing a romex wire with a nail, staple, or screw while hanging a picture, installing a shelf, or installing a cabinet.

SMOKE ALARMS / DETECTORS - Most municipal jurisdictions throughout the United States have adopted the International Residential Code (IRC) as the standard building code by which they operate.

In new home construction, the IRC requires hard wired (with battery backup), interconnected (when one alarm goes off, all interconnected alarms go off) smoke alarms on the ceiling in each sleeping room; outside every sleeping area, and on each level of the residence.

In older homes, hard-wired, interconnected smoke alarms were not required.

However, buyers should consider the safety benefits of having their older homes upgraded. Smoke alarms are sensitive devices and, therefore, their effectiveness diminishes with age. Industry standards recommend the replacement of smoke detectors every 10 years. If you are not sure of the age of your smoke alarms, replace them.

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

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- GFCI receptacle did not trip when tested. Recommend licensed electrician repair. (Garage)



- Recommend licensed electrician replace damaged receptacle. Kitchen.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Other

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

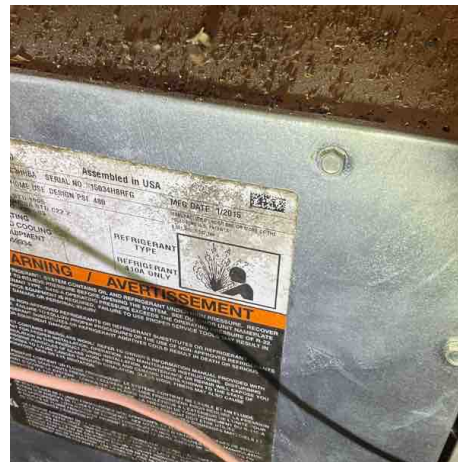
I NI NP D*

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air
Energy Sources: Natural gas
Comments:

- Heating system was run for more than 30 minutes. System met accepted standard differentials of 35 to 50 degrees between supply and return registers. Reading ranged between 37 - 40 degrees.



B. Cooling Equipment

Type of Systems: Forced air electric
Comments:

- Although functioning within acceptable parameters at time of inspection, this inspector cannot determine how system was maintained by previous owner or if there was any type of preventative maintenance program being followed. Suggest having a mechanical contractor do a thorough evaluation of the condition and performance of the system.

CARE AND MAINTENANCE - Dirty evaporator coils, condenser coils and filters can reduce the performance of your air conditioning system, costing you more energy dollars and decreasing the life expectancy of the unit. An improper refrigerant charge can damage the compressor in your air conditioner, increasing your electric energy costs while reducing system efficiency and the overall lifespan of your equipment.

- Cooling system was run for more than 30 minutes. System met accepted standard differentials of 15 to 20 degrees between supply and return registers. Reading ranged between 15 - 20 degrees.

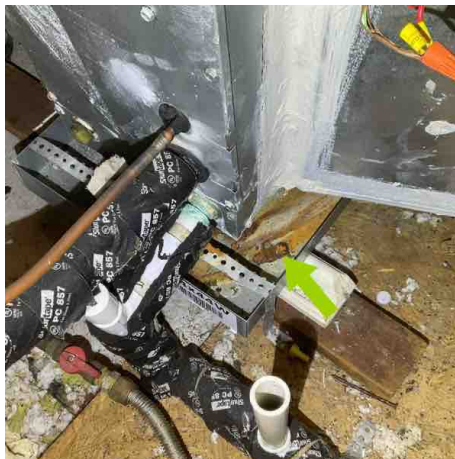
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- 2015 R-410A max breaker 40 amps.



- Rust noted in condensate pan. Recommend licensed HVAC contractor replace condensate pan.



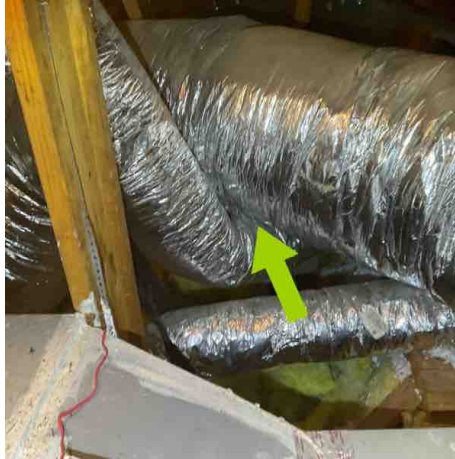
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

C. Duct Systems, Chases, and Vents

Comments:

- Ducts that are stacked or touching can cause moisture build up. Recommend installing hangers or insulation to separate ducts.



D. Other

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Next to street

Location of main water supply valve: Next to house

Static water pressure reading: 60 to 70 psi at time of inspection

Comments:

- Main water shut off is located on the front exterior.



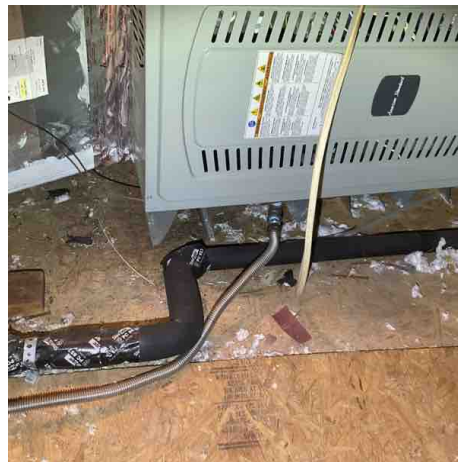
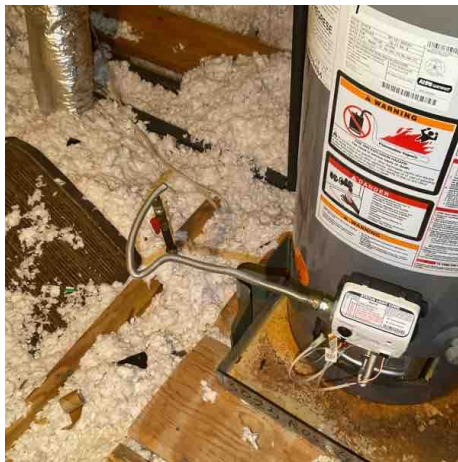
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

- Recommend replacing insulation around exterior plumbing pipes. (Exterior Front)



- "No sediment traps and/or drip legs noted on the natural gas lines at the mechanical equipment. Due to a change in construction standards, recommend plumber evaluate and repair as needed to meet todays standards."



B. Drains, Wastes, and Vents

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

I NI NP D*

C. Water Heating Equipment

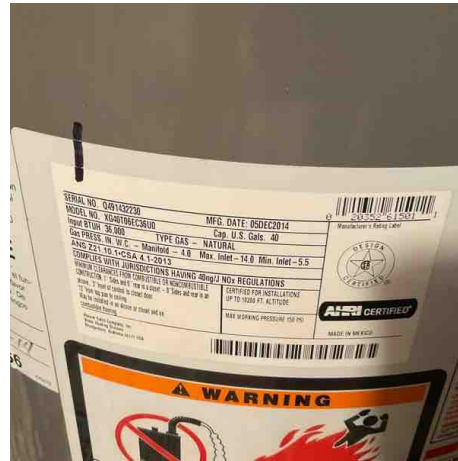
Energy Sources: Natural gas

Capacity: 40 gallon

Comments:

- 2014.

Temperature and Pressure Relief Valve functioned properly when tested.



D. Hydro-Massage Therapy Equipment

Comments:

- Whirlpool jets were not operational at time of inspection.

Recommend repair by qualified plumbing contractor.



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I **NI** **NP** **D***

E. Gas Distribution Systems and Gas Appliances

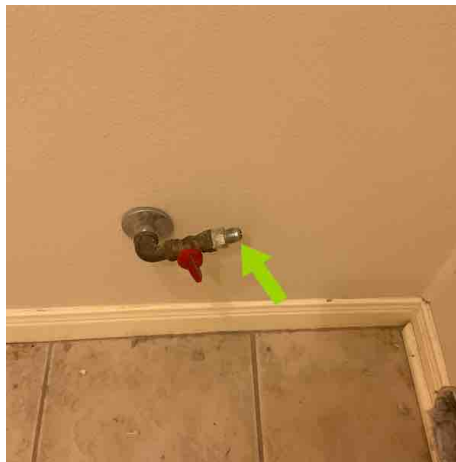
Location of gas meter: Side of house

Comments:

- Gas meter is located on the exterior right side of the garage.



- Gas supply for appliances should be capped with a brass cap when not in use. (Laundry Room)



F. Other

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

I NI NP D*

V. APPLIANCES

A. Dishwasher

Comments:

• "Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak repair is required."



B. Food Waste Disposers

Comments:

• Disposal was not functioning at the time of the inspection.

Recommend having qualified technician service/replace disposal as necessary to restore intended operation.



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I NI NP D*

C. Range Hood and Exhaust Systems

Comments:

- Microwave exhaust vent noted, exhaust fan and light appear to be functioning as intended at the time of the inspection, clean and service filter on a regular basis. Unit terminates in the home.



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D. Ranges, Cooktops, and Ovens

Comments:

- All Burners on gas cooktop functioned properly.

Oven Temperature was 348 degrees when set at 350 within the 25 degree tolerance.



- **Flexible gas lines should not be installed through cabinets.**



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I NI NP D*

E. Microwave Ovens

Comments:

- Microwave built-in unit functioning as intended at time of inspection.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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I NI NP D*

- Bathroom exhaust vent(s) do not terminate outside of the structure or are terminating in the soffit vent. Recommend adding an approved vent/duct to discharge/terminate outside the structure to reduce possible moisture buildup and related issues.



G. Garage Door Operators

Comments:

- Garage door locking mechanism requires a stay open screw to protect opener.



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- The garage door opener was tested and the door opens and closes normally. The reversing function tested satisfactorily.



- **Sensors for overhead garage door are installed too high.**

Recommend having a garage door contractor service/repair/adjust as necessary to restore intended function and reduce possible safety related issues.



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I NI NP D*

H. Dryer Exhaust Systems

Comments:

- Dryer exhaust vent and pipe are dirty. Clean and maintain dryer vent to reduce hazards associated with lint build up.



I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Other Built-in Appliances

D. Other



Inspection #: 52965-1-929