



# PROPERTY INSPECTION REPORT FORM

VISTA PROPERTY INSPECTION GROUP LLC  
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<u>Alfredo Rosales</u>	<u>03/28/2024</u>
<i>Name of client</i>	<i>Date of Inspection</i>
<u>6638 Carly Park Way, Houston, TX 77084</u>	
<i>Address of Inspected Property</i>	
<u>Felix D. Angel</u>	<u>20185</u>
<i>Name of Inspector</i>	<i>TREC License #:</i>
<u>N/A</u>	<u>N/A</u>
<i>Name of Sponsor (If applicable)</i>	<i>TREC License #:</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

### The inspector IS required to:

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

### The inspector IS NOT required to:

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

### **RESPONSIBILITY OF THE CLIENT**

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

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

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

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

### **This inspection IS NOT:**

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

### **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

This inspection was conducted per the Standards of Texas Real Estate Commission, Standards of Practice for real estate inspectors. Unless otherwise noted, this inspection was conducted within the limitations of visual inspection, without the use of specialized tools or procedures, destructive testing, etc. This report is not intended to be exhaustive or technical in nature but rather, provide an overview of the property's general condition. This leaves the possibility of undetected defects. Tests for any hazardous substances such as but not limited to mold, asbestos, high sulphur sheetrock were not conducted. Detection of hazardous substance are beyond the scope of this inspection and require a specialist in that field. Where questions exist, a trade's person specializing in that field should be consulted. Reporting of defects should only be expected as made reasonably detectable by the method of inspection employed here.

The following words and terms used in this report shall have no other meaning other than that described below:

**Accessible:** In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:

- a) Hazard to the inspector;
- b) Having to climb over obstacles, moving furnishings or large, heavy, or fragile objects;
- c) Using specialized equipment or procedures
- d) Disassembling items other than covers or panels intended to be removed for inspections.
- e) Damaging property, permanent construction or building finish, or
- f) Using a ladder for portions of the inspection other than the roof or attic space

Chapter 1102: Texas Occupations code

**Component:** A part of a system

**Cosmetic:** Related only to appearance or aesthetics and not related to performance, operability, or water penetration.

**Deficiency:** In the reasonable judgment of the inspector; a condition that: a) Adversely and materially affects the performance of a system, or component, or b) Constitutes a hazard to life, limb or property as specified by these standards of practice

**Deficient:** Reported as having one or more deficiencies

**Inspect:** To operate in normal ranges using ordinary controls at typical settings, look and examine accessible systems or components and report observed deficiencies as specified by these standards of practice

**Performance:** Achievement of an operation, function or configuration relative to acceptable industry standard practices with consideration of age and normal wear and tear from ordinary use

**Report:** To provide the inspector's opinions and findings on the standard inspection report form as required by 535.222 and 535.223 of this title

**Specialized equipment:** Equipment such as, thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation termination devices, and ladders capable of reaching surfaces over one story above ground surfaces

**Specialized procedures:** Procedures such as environmental testing, elevation measurement, calculations and any method employing destructive testing that damages otherwise sound materials or finishes.

**Standards of practice:** The standard of practice for real estate inspectors mandated by the TREC

**Substantially completed:** The stage of construction when a new building, addition, improvement, or alteration to an existing building is sufficiently complete that can be occupied or used for its intended purpose.

**Technically exhaustive:** A comprehensive investigation beyond the scope of a real estate inspection which would involve determining the cause or effect of deficiencies, exploratory probing or discovery, the use of specialized knowledge, equipment or procedures.

**Client:** The person or persons and only those notated as client (s) on page one of this document

**Inspector** – The person noted as inspector on page one of this report

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**Property:** Vacant  Occupied  1 Story  2 Story  Size: 2,485 sf (4/2.5/2)

**Garage:** Attached  Detached  None

**Climate:** Temperature (approx): 71° F

**Present at the inspection:** Buyer  Agent  Other:



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

**I   NI   NP   D**

## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation (s):* Slab on grade

*Comments:*

This type of foundation system is designed to be kept stable by the supporting soil some movement in the foundation system is typical for this type of construction; **Care must be taken to maintain proper moisture level in the supporting soil at the foundation perimeter; a lack of moisture control will cause excessive foundation movement due to shrinkage and swelling of the soil.**

**Note:** Foundation inspection is limited to observation of accessible interior and exterior structural components. The rate of movement cannot be predicted during a one-time inspection.

**Note:** Assessment of foundation performance and condition is based solely upon this inspector's opinion, and his interpretation of the visually observed conditions at the time of inspection with out prediction of future performance. Most foundation movement occurs over an extended period of time and this inspection is of a first impression nature without the opportunity to monitor possible movement. This opinion is formed without knowledge of design type or intent of the designer. Previous foundation repairs may not be detected by this inspection.

This inspection does not include detection of fault lines, poor or deficient soil conditions, underground springs, water leaks, or any other condition not detectable within the scope of a visual only inspection. As there are not absolute criteria to judge foundation performance, other inspectors or foundation experts may form a different opinion when assessing this foundations performance. Additional information regarding foundations can be obtained at <http://www.houston-slab-foundations.info/>

**Note:** The Greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because the soil and weather conditions. Cracks that appear will have to be filled and monitored and foundation evaluation may be required. Slab on grade foundations are the most common type of residential foundation in Houston. When supported by expansive soils, this type of foundation will usually deflect enough to result in cosmetic damage (usually sheetrock, brick veneer, and tile cracking) and possible minor functional problems due to foundation movement.

**Slab integrity appears stable and appears to be performing as intended at this time.**

The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines *Functioning as* performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member. In this inspector's opinion, the foundation was functional and without obvious need of remediation at the time of the inspection.

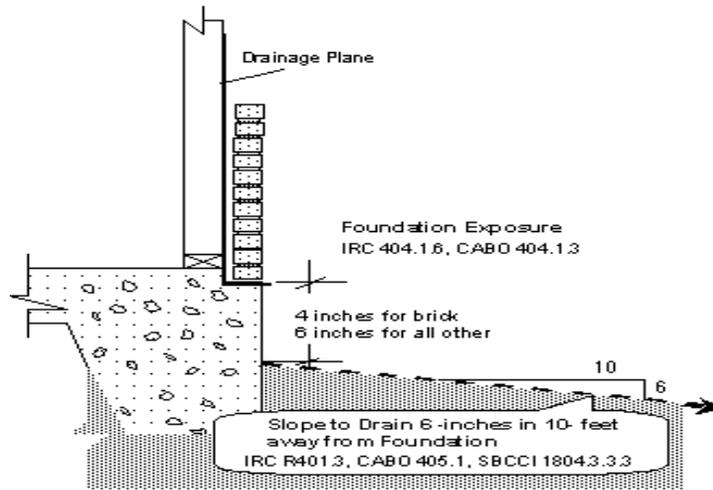
- Noted exposed post tension cable ends in more than four locations . Note: Steel when rusted will expand pressing against the concrete putting it in tension and causing it to crack and pop off. Recommend to properly clean and reseal to prevent deterioration of slab.



B. Grading and Drainage:

Comments:

- Soil in more than one location (ex: flowerbed, etc) is of reverse grade (low spots, negative slope, etc), creating vulnerability to the accumulation of standing water at the foundation wall, a condition known to be a factor in foundation failure. Re-grading is required for a more positive drainage



Note: Partial gutter system is installed on this structure. We recommend, however, that as a structural improvement, gutters be installed on all horizontal fascias and that the downspouts direct water at least 5’ away from the structure. This will improve drainage and reduce erosion and ponding which adversely affect foundations, driveways and sidewalks. Splash blocks should be installed under all downspouts unless directed away from the foundation by a hose or other contrivance.

Maintenance tip: Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI). A periodic inspection, preventative treatment for active infestations may get scheduled as necessary.

C. Roof Covering Materials:

Types of Roof Covering: Composition Shingles

Viewed from: Ground and eave (Two story house, steeped and unsafe roof)

Comments:

Note: The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. This inspection does not evaluate the roof for life expectancy. Without regard to its performance at the time of inspection, because of the potential cost of repair or replacement, we recommend that older roofs be further evaluated by a qualified roofing specialist, during the option period to help determine remaining life and cost of replacement.

- Observed lifting shingles at the vents and exhausts. Properly repair to avoid further deterioration and possible water intrusion



- Observed weak adhesive on multiple shingles. Monitor over time and conduct proper repairs as needed



- Damage shingles noticed on the rear drip edge. Recommend reviewing other areas with similar condition and conduct proper repairs to prevent damage



- The flashing at chimney wall-to-roof areas appeared to be hemmed (also known as “J”) or “L” flashing. In need of proper repair and or replace for the correct flashing type
- Noticed antenna cables going through or under the shingles or flashing. Recommend the removal of cables to prevent damage and water intrusion



- An exhaust on the rear side appeared to be pulled out of its original position. Investigate further and repair as needed



- Recommend inspection and or replacement of deteriorating roof jacks and or the caulking between the pipe and roof jack to prevent possible water infiltration



**Note:** Dish type antennas were secured to the roof. Drilling holes through the roof damaged the roof cover and the gasket, caulk or sealant applied is not a guarantee against moisture penetration. Items mounted to the roof such as satellites, antennas, etc., may allow water penetration. As these items move, screws and bolts may **enlarge mounting holes. We recommend closely monitoring these areas and making repairs when necessary.**



- D. Roofs structures and Attics:
  - Viewed from:* Inside the attic
  - Approximate Average Depth of Insulation:* 12"
  - Comments:*

Note: Attics are accessed through accessible openings. Unless otherwise stated, attics are observed from the decking area only. If no decking is present observation is performed from the opening only. Some areas of the attic and structure will be unobservable due to framing, ductwork, design and insulation and are considered inaccessible for the inspection

- Insulate ladder rungs for insulating value, install weather stripping on attic door perimeter or on the access rough frame for energy efficiency
- Properly repair/adjust the hardware to eliminate the gap for energy efficiency



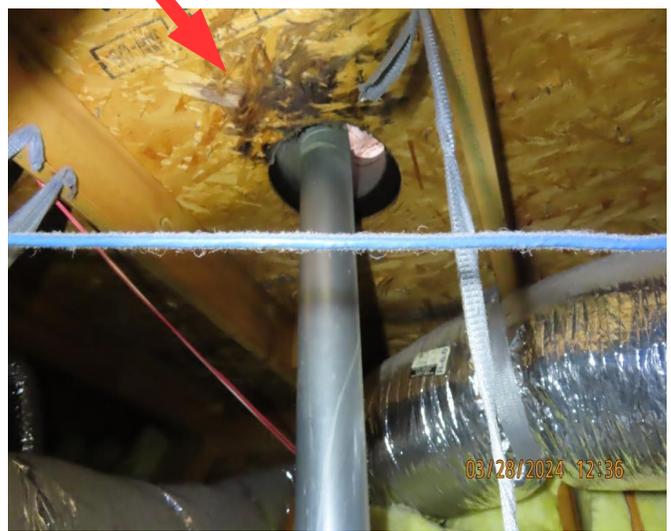
- The AC refrigerant line insulation is in contact with the attic light bulb and is burnt. In need of proper repair for safety.

Note: Inspector had loosen the light bulb to eliminate further damage or fire



- There is evidence of what appeared to be water intrusion at various locations on the roof deck. Some water marks appeared to be recent. Thoroughly investigate root cause and perform proper repairs by a qualified contractor to stop or prevent property damage

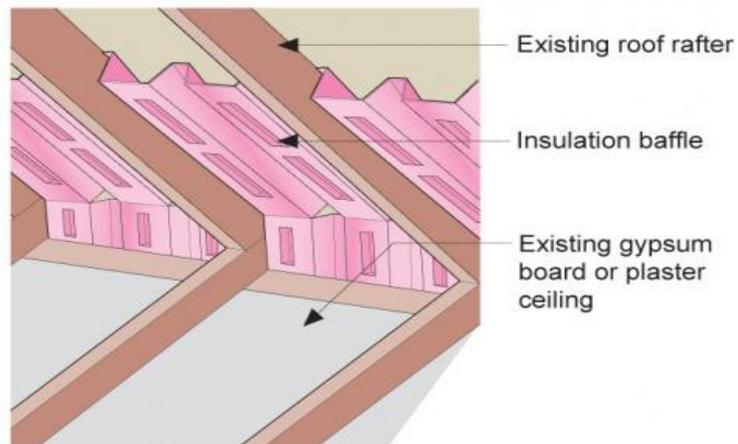




- Noticed discoloration on insulation underneath one of the areas where water appeared to be infiltrating. Investigate further and repair root cause.



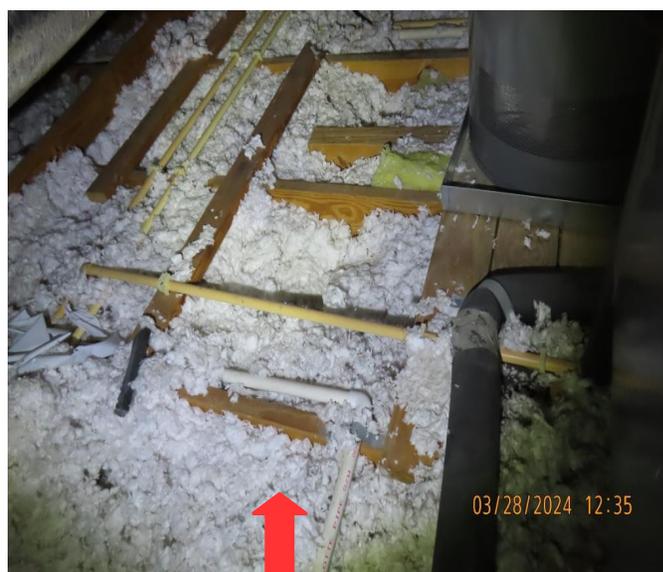
- Baffles were not evident. **Note:** Baffles provide a channel for air to flow through certain parts of the attic drawing air from outside. Install for proper attic ventilation



- Observed insulation in contact with two exhausts. There should be a min clearance of 1" for double wall/type "B". Properly repair



- Install sufficient insulation where shallow for insulating value



E. Walls (Interior and Exterior)

*Comments:*

Note: Could not check integrity of wall framing without removal of exterior siding where wood siding deterioration may exist.

- Observed clogged weep holes. These are openings that allow entrapped water/condensation to drain out. Also these provide ventilation in the space between the brick and frame wall.  
Min. 3/16" immediately above flashing and at every 33" on center



- Rotting note on a left rear window frame. Properly repair to prevent further deterioration
- Repair also cracks on at least two siding boards to avoid further deterioration and water intrusion



- Crack noticed on the kitchen wall. Possibly caused by normal settlement or poor workmanship. Monitor over time and contact a professional should the existing condition deteriorates further



- Where needed, properly seal cracks/replace deteriorated grouts on shower enclosures to prevent water infiltration



- Cosmetic: As needed, repair drywall damage in the garage



F. Ceilings and Floors

*Comments:*

Note: Cannot inspect under floor coverings, inspection is limited to visual inspection only.

- Evidence of waster damage inside the master bedroom closet. Possibly associated with the various water infiltration locations located in the roof deck. Confirm that root cause and all affected areas such as but not limited to: drywall, insulation, lumber, etc have been properly repaired and or treated by a qualified contractor. If not properly repaired/treated, it can lead to microbial growth.



Noticed elevated moisture levels at the ceiling



- Evidence of ceiling repairs on at least the kitchen area, room above the living area and in the game room. Investigate root cause for possible water intrusion and conduct proper repairs by a qualified contractor



G. Doors (Interior and Exterior)

*Comments:* efficiency

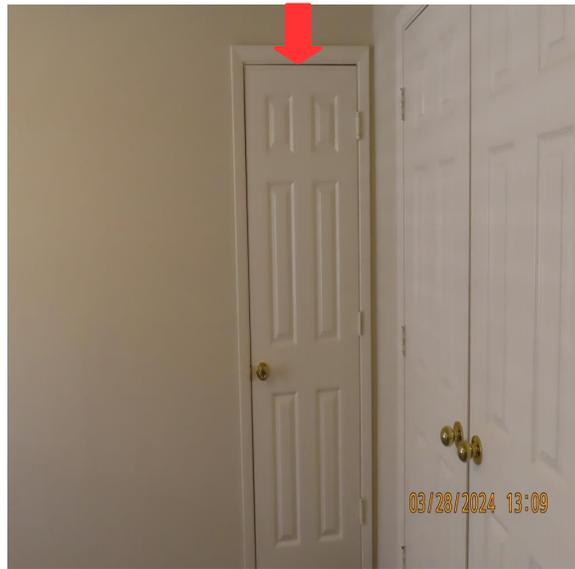
- Light rotting was observed on the jambs of the rear exterior door. Recommend proper repair of affected areas and installation of an overhang to protect from water.



- The entry door of the room above the garage won't shut. Investigate root cause and properly repair



- The lower attic access door has self-closing hinges but, these are not functional. In need of proper repair



- Replace damaged or install missing door stoppers to avoid damage to walls

**Safety Tip:** The garage door separating the garage from the residence is not self-closing. Some authorities having jurisdiction over local building standards require that openings between the garage and residence shall be self closing. Without regard to your governing body, we *recommend* installing a self-closing device as a safety upgrade to preserve the fire break between the habitable area and garage

**H. Windows**

*Comments:*

- Observed window stiffness throughout: some windows, won't open, some others won't stay up/open, etc. (samples) most of the issues are caused by defective balance (spiral springs). Note: All windows should be functional at all times to ease the egress in case of emergency. Properly repair for personal safety



- Replace damaged window screens and install them where missing. **Note:** The Texas Real Estate Commission's Standards of Practice requires that we report damaged/missing window screens as a deficiency

Note: Inspection for safety glass is not and was not inspected by this company. Inspector could not determine whether glass that is not labeled safety glass is safety glass since some tempered and particularly laminated safety glass is not permanently labeled or glass (such as at skylights, sun room covers etc) is not accessible to inspect for labels.

**Maintenance:** Recommend to fully open and close all windows multiple times a year so windows will self clean. Do not use and oil based lubricant, as this will attract dust and dirt, making the situation worse.

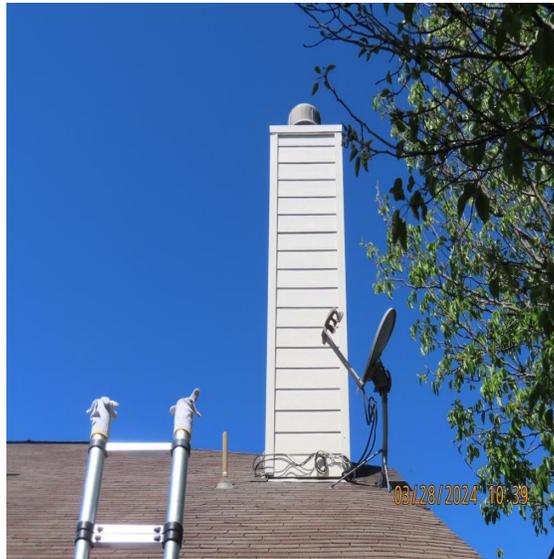
**I. Stairways (Interior and Exterior)**

*Comments:* No deficiencies at this time

**J. Fireplaces and Chimneys**

*Comments:*

- Bracing may be required for chimneys that extend high above the roof line. Lateral support may be required to tie a chimney to the building structure. When these supports are missing, even a chimney set on a solid foundation may tip, wobble, or separate from the building it serves.



- Note: The annular space between the gas line and refractory panel was not sealed. The manufacturer's installation instructions should be followed typically require that the annular space be sealed with insulation, high-temp caulk or medium duty refractory mortar to prevent heated gases from entering into the wood framed wall. We recommend sealing this area for fire and personal safety.



**Note:** This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap had been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under typical in-use conditions could not be evaluated.

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

*Comments:* No immediate evidence of a deficiency was observed.

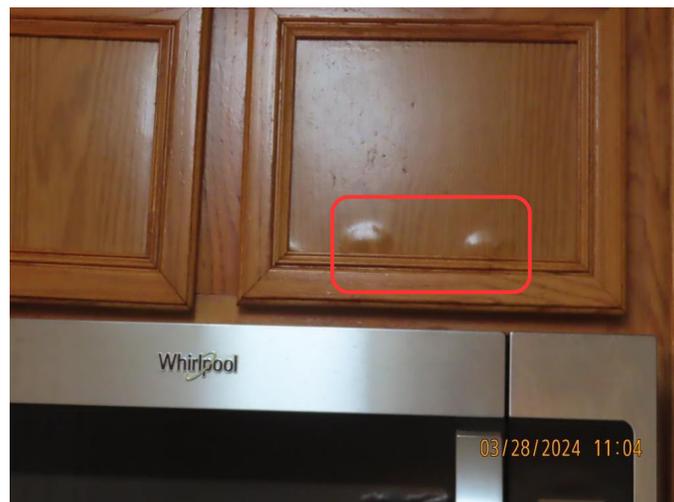
**L. Others**

*Comments:*

- Noticed deteriorating (lifting) formica on the kitchen countertop. Repair as needed



- Cosmetic: Noted bubbling surface on the cabinet door above the microwave. Repair as needed



**Note:** No mold or indoor air quality tests were performed. The inspector is not qualified/certified for such evaluations. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and/or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned, contact a qualified IAQ Professional for further evaluations of this house

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

**I   NI   NP   D**

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

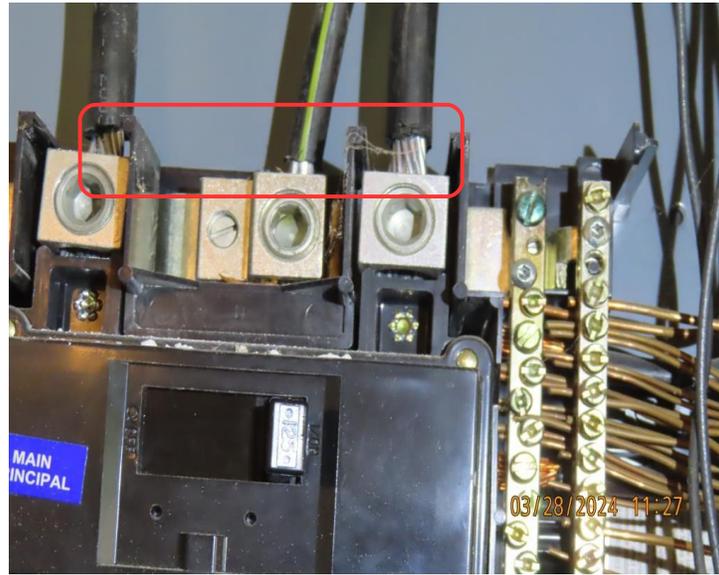
*Comments:* Service supply enters home underground which service panel is located inside the garage, with 125 amp main switch, aluminum feeder and copper branch wires.

Information: As of the 2014 version of the NEC, combination type AFCI circuit breakers are required on all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

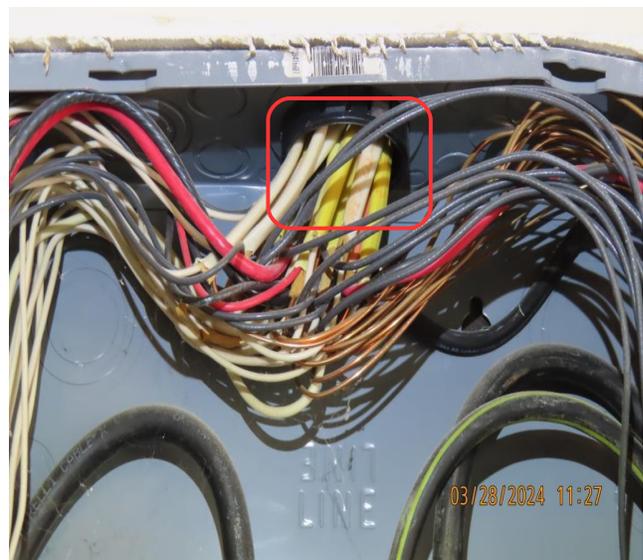
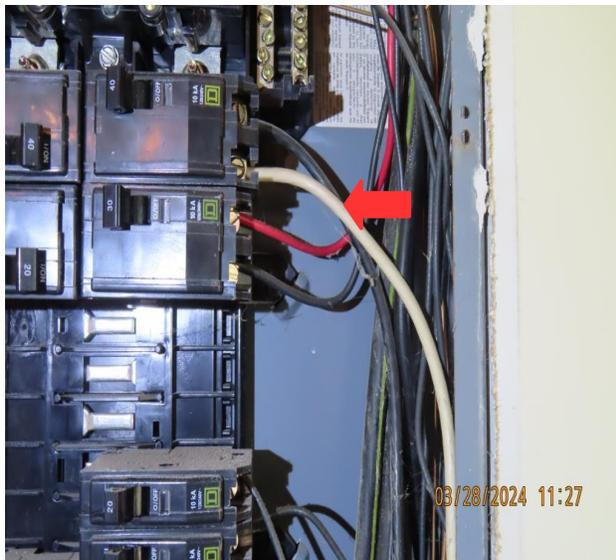
- Grounding electrode/rod length should be 8ft and entire bar should be into the earth.



- No anti-oxidant compound on feeder aluminum cables. As oxide builds and continues to build on aluminum wires, it also builds up resistance.



- Neutral wire is used as HOT wire (connected directly to a c. breaker). Note: Neutral wires can be used as HOT wires when these are properly identified: Use of colored tape such as black, red etc is acceptable
- Branch conductors were bundled and pass through a single penetration in the panel cabinet. Such constriction of conductors may generate excessive heat and de-rate the amperage of the cables. **Recommend 1~3 wires per knockout.**



- Routinely, remove the debris inside the enclosure,



- Information: Noticed what appeared to be a power transformer in the back yard. Investigate further as needed



**Note: Over time building codes and practices have changed. Some items marked as deficient** may be considered grand-fathered because it is not economically or reasonably feasible to change it. This may be acceptable unless it is a safety issue or substantially affects the performance of the dwelling. The AHJ (Authority Having Jurisdiction) has the final say in what must be corrected. It is beyond the scope of the home inspection to determine this.

Information: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. .

**Note:** Items cited above may not represent all existing deficiencies in this electrical system. The adequacy of the electrical service and load calculations are outside the scope of this inspection. Recommend to consult a licensed electrician to confirm integrity of system and perform required repairs and upgrade system to comply with most current NEC code as needed

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

*Type of Wiring:* Copper

*Comments:*

- Improper outlet cover on exterior outlets. In wet locations, outlets should be equipped to prevent moisture from entering or accumulating within the box. Receptacles should have an enclosure that weatherproof whether or not the attachment plug cap is inserted.



- Properly secure loose light fixtures on the front wall. Also, seal around the flange to prevent water intrusion



- Upstairs room above the garage , fan hit on a component while testing. In need of repair



- Other: Secure loose security system control panel
- .....

- The upstairs hallway Co alarm reset button appeared to be damaged. In need of repair



**Note:** Smoke detectors are checked for location only. Note: the built-in test button when present only verifies proper battery and horn function, but does not test smoke sensor. Recommend fresh batteries be installed at move-in.

**Notice:** Beginning with the 2009 IRC, an approved carbon monoxide alarm shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms, in dwelling units in which fuel fired appliances are installed and in dwellings that have attached garages. The TREC Standards of Practice do not require that the lack of carbon monoxide alarms be reported as a deficiency, only that deficiencies in the operation of installed alarms be reported.

**Information:** It is common to use combination devices in areas requiring both smoke and carbon monoxide alarms

**Smoke, Fire, and Carbon Monoxide Alarms**

**Life Expectancy- Smoke Alarms:** The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced.

**Life Expectancy- Carbon Monoxide Alarms:** When CO alarms were introduced into the market they had a lifespan of 2 years. Technology developments have increased this and many now advertise up to 7 years. Beginning March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible “end of life” warning. Any CO alarm manufactured after April 2007 with UL listing must include end of life warning

**Testing:** Smoke and Carbon Monoxide alarms should be tested regularly per the manufacturer's instructions. Typically weekly or monthly. At a minimum, alarms should be tested per the National Fire Protection Association's recommendation; test every six months and replace batteries every year.

**C. Others**

*Comments:*

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**I NI NP D**

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

**A. Heating Equipment**

*Type of Systems:* Central

*Energy Sources:* Gas

*Comments:*

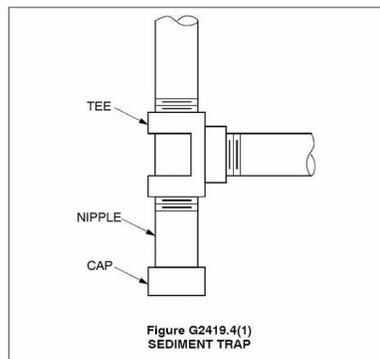
A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection.

The gas heating cycle was checked by placing the system into the heat mode, adjusting the thermostat to demand heat and observing (through sight or sound) a) flame ignition, b) fan operation

- The heating equipment was tested in the normal heating mode at 85° F for approximate 20 minutes. The heating equipment performed as intended at the time of inspection. No immediate evidence of deficiency was observed. **Avg Temp: 109° F**
- Note: The furnace appeared to be making an abnormal noise during testing. Repair as needed
- The electrical bonding on gas piping was not evident during this inspection. Recommend installation by a licensed electrician for personal safety.  
Note: The flexible gas connection between the iron gas pipe and the appliance (Any Gas Appliance) must have a #6 copper "Bonding Jumper" Installed from the end connected to the black gas pipe, to the other end connected to the appliance. Consult a licensed electrician for assessment and proper repair



- The sediment trap on the furnace gas line is not evident. Note: The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottom most opening of the tee or other device approved as an effective sediment trap



**Note:** The EPA recommends that if a house has a fuel- burning furnace, stove or fireplace, it should be inspected for proper functioning, and serviced before each heating season to protect against carbon monoxide poisoning.

**B. Cooling Equipment**

*Type of Systems:* Central

*Comments:*

**Note:** Note: The Texas Real Estate Standards of Practice , to which we must adhere, specifically excludes verifying compatibility of components, tonnage match of indoor/outside coils or condensing units, or determining sizing, efficiency, or adequacy of the system. Performance of this equipment was based on evaluation at the time of inspection. Recent service, which may include adding refrigerant, may allow the equipment to perform in an acceptable manner and hide performance or life-span concerns

**Note:** Cooling equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a fairly new system a copy of the contractors and manufacturer warranty to see if any warranty is available and can be transferred. Without regard to its performance at the time of inspection, because of the potential cost of repair or replacement, we recommend that older cooling equipment (5 or more years) be further evaluated by a qualified HVAC specialist, during the option period, to help determine remaining life and cost of replacement.

Note: The refrigerant HCFC 22 (also known as R-22) is considered to be an ozone depleting compound and will be phased out over the ten-year period between 2010 and 2020. Note that while there is no requirement to replace existing equipment just to switch to the new refrigerants, supplies of HCFC 22 will become more limited over the course of this period which should be expected to cause the rise in price of the refrigerant. Additional information is available at: <http://www.epa.gov/Ozone/title6/phaseout/hcfcfaqs.html>

Capacity: MXA448GKC101 (4 ton) Serial #: E214911768

- Note: The maximum AC c. breaker capacity recommended by the manufacturer is 35 amp (on data plate). The actual capacity installed is a 40 amp c. breaker. Repair as needed



Note: The delta temperature is the difference between the intake/Return and output/Supply air temperature. The acceptable **operation range is between 15° F and 22° F.**

Actual temperatures:

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Return Temp: 66° F, Output Temp: 53° F, **⇒ Differential Temp: 13° F**

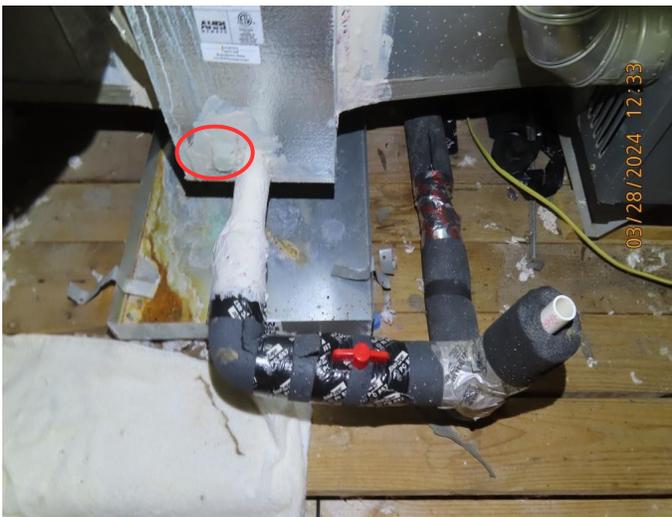
**Note: In the reasonable judgment of this inspector, the temperatures are OUT OF SPECIFICATION**  
- A licensed HVAC technician should be consulted to assess the integrity of the system and conduct proper corrective actions

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- Corrosion-resistant flashing required at the penetrations utilized by the A/C refrigerant lines was not evident. Such flashing should be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural components. The flashing should extend to the surface of the exterior wall finish and should be installed to prevent water from reentering the exterior wall envelope.



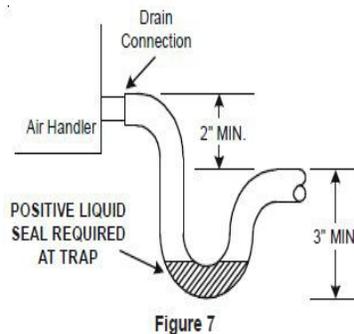
- Observed rust in the emergency drain pan: Usually caused by condensation from failing evaporator coil. Further investigate and service/repair as needed
- Secondary drain line on evaporator coil is not evident. Install drain line and elbow it down to drain pan using correct materials



- Recommend the installation of an emergency switch to prevent possible condensate spills should the evaporator coils becomes dirty/defective and drain line clogs



- There was no *visible* trap within the primary condensate drain line. Both the international Plumbing Code (IPC) and the Uniform Plumbing Code (UPC) require that the condensate piping, as an indirect drain line, be trapped.



**Maintenance Tip:** Routinely, clean inside intakes, ducts, and replace filters to protect evaporator coil from clogging or damage.

**Maintenance Tip:** This inspector recommends that the air conditioners primary condensate drain lines be flushed of bacterial clogs by pouring 1:9 mixture of household bleach and water through the line every month or so during the cooling season. There was a vent in the drain lines at the evaporator coil for this purpose.

C. Duct Systems, Chases, and Vents

*Comments:*

**Note:** While the HVAC duct system was evaluated visually, including any notation of damaged duct, constricted duct and poorly run or hung duct, a complete determination of air flow or balance was outside of the scope of this inspection.

- Observed ducts in contact with each other. Provide sufficient clearance between ducts to prevent condensation



- Observed what appeared to be microbial growth on top of the cabinet. Investigate root cause and repair as needed
- Noted a loose/damaged metal trim on the left side of the. In need of repair



**D. Other**

*Comments:*

**I= Inspected**

**NI= Not Inspected**

**NP= Not Present**

**D= Deficient**

**I NI NP D**

#### IV. PLUMBING SYSTEMS

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

*Location of water meter:* By Street Right of Way

*Location of main water supply valve:* Inside the garage

*Static water pressure reading:* 65 PSI. Standard: Min 40 PSI, Max: 80 PSI

*Type of supply piping material:* Appeared to be copper

*Comments:*

- Noted missing “Back Flow Prevention” device on hose bibs. This prevents contaminants such as sewage etc from being siphoned into the water supply. Recommend installation of device for safety



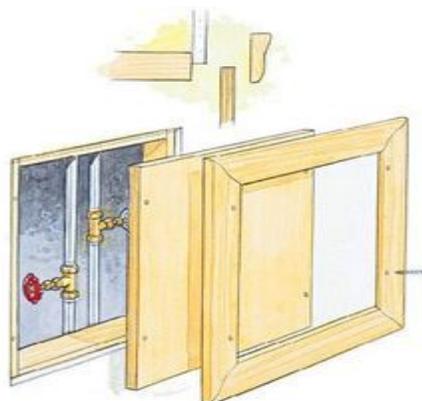
- Noted loose and shimmed toilet in the master bathroom. Investigate further and repair appropriately. Note: Toilet was not tested to prevent water leaks and damage to the property
- Upstairs toilet tank was empty therefore, toilet function could not be verified. Investigate and repair



- The slot in the tub overflow should be pointing downward. In need of repair



- Note: We strongly recommend the installation of a “plumbing access” (ex: 12”x12” opening) at each shower, bathtub/whirlpool to confirm for possible defective plumbing and or water leaks.



Note: The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

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

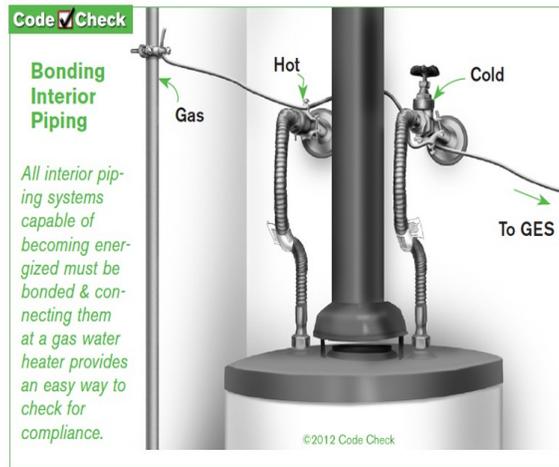
*Type of drain piping material:* Visible piping: Pvc,  
*Comments:* As reported above on section "A"

-Unless stated, this inspection does not determine the condition or material type of inaccessible or underground piping. *Location, presence or adequacy of clean-out provisions is not determined. Refer to the seller's disclosure for possible information pertaining to past drain performance and repairs. This inspection does not include buried sewer/drain lines, or washer drains.*

**C. Water Heating Equipment**

*Energy Sources:* Gas  
*Capacity:* 40 gls  
*Comments:* Located in the attic

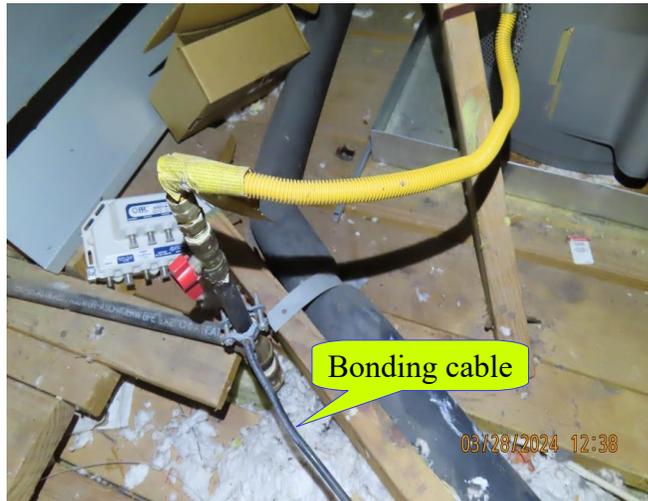
- The electrical equipment bonding on the water piping is not evident.  
Note: The Hot and Cold water, supplying the water heater gas or electric, must have a #6 copper "Bonding Jumper" Installed from one water pipe to the other water pipe



- Noticed rust in the emergency drain pan. No water leaks active at this time. Investigate further as needed
- The sediment trap should be pointing downward for proper trapping of debris



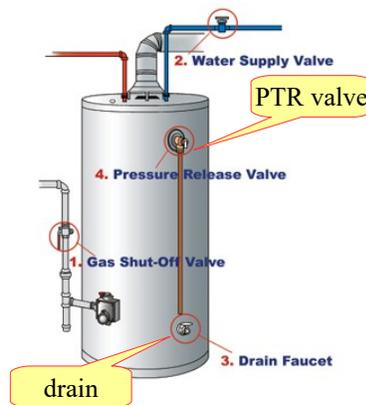
- Information: The electrical bonding on the gas line appeared to be properly attached but could not verify its condition at the inaccessible areas.



- Note: The life expectancy of a well maintained water heater is 13 yrs +/- . This can vary depending on manufacturer, water quality, usage and maintenance performed  
\* Existing unit was manufactured on 12/2021

Maintenance tip.:

- Drain tank at least once a year, test TPR (Temperature Pressure Release) valve semi-annual, and replace valve once /3 years  
Note: It's always best to follow manufacturer's maintenance instructions.



- Note: TPR (temperature relief ) valve does not get tested at this inspection to prevent inadvertent damage to valve, and possible damage to the property

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- All 6 jets, suction device, its dedicated switch and drain performed as intended at this time

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* Left front wall  
*Type of gas distribution piping material:* Steel  
*Comments*

**F. Other**

*Comments:*

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

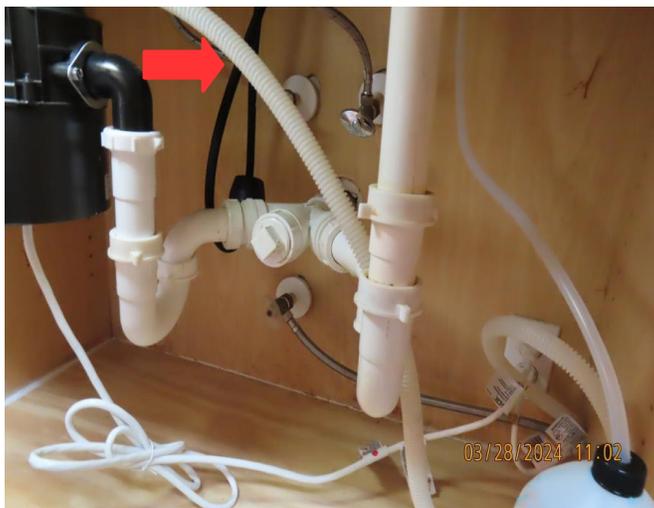
**I NI NP D**

**V. APPLIANCES**

**A. Dishwashers**

*Comments:* Performed as intended at this time

- Note: Drain line should loop to the highest point of under the sink, then down to the drain line at the disposal to prevent back siphoning of dirty dishwasher back into the dishwasher.



**B. Food Waste Disposers**

*Comments:* Performed as intended at this time

- Install missing clamp to protect the power cord from damage



**C. Range, Hood and Exhaust Systems**

*Comments:*

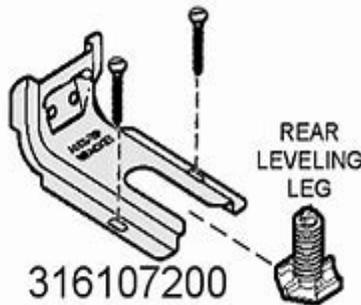
- Replace duct tape (flammable) installed on the exhaust for aluminum tape



**D. Ranges, Cooktops and Ovens**

*Comments:* Oven and all burners performed as intended at this time

- Oven standard: 350° F +/- 25° F, **Actual: 340° F** (approx).
- The anti-tip bracket appeared to be missing or not properly installed. Recommend installation for child safety



Note: The gas valve and connector is located behind the range which compromises and limits the tenants ability to access the valve and shut of the gas safely. Shutoff valves are prohibited from placement in concealed locations and shall be placed so as to provide access for operation and installed so as to be protected from damage

**E. Microwave Ovens**

*Comments:* Performed as intended during this inspection

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

*Comments:* Performed as intended during this inspection and or functional windows in place

**G. Garage Door Operators**

*Comments:* Performed as intended during this inspection

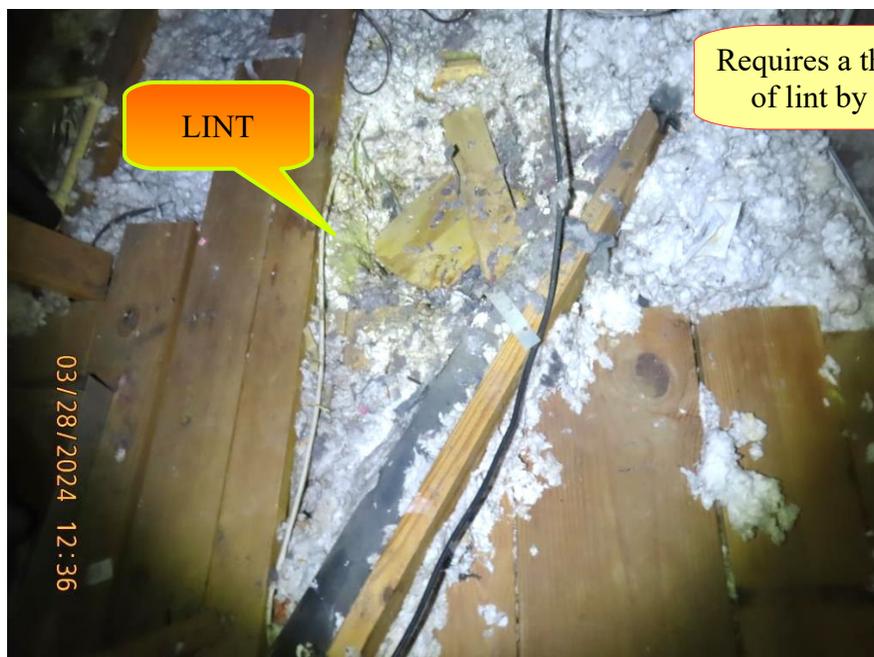
- Evidence of repair. Investigate further as needed



**H. Dryer Exhaust Systems**

*Comments:*

- **Noticed clogged dryer vent/exhaust discharging its contents in the attic space**  
**Note: Clogged dryer vents can contribute to devastating and costly scenarios:**
  - Higher utility bills. Impaired energy performance means more effort is being made from your dryer, driving up your energy bills
  - Decreased lifespan. Because your dryer is working hard to compensate for the blockage, its lifespan declines
  - House fires. Lint is easy to set a flame on and should be disposed of regularly



**Note:** Recommend checking dryer hoses and cleaning ducts approx. every six months. Hoses should be replaced every five years. A dryer can erupt in flames if lint builds up inside the machine or its ducts. Exhaust duct terminations shall be equipped with a back draft damper. Screens shall not be installed at the duct termination

**I. Other**  
*Comments:*

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

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**I   NI   NP   D**

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**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**  
*Comments:*

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**  
*Type of Construction:*  
*Comments:*

**C. Outbuildings**  
*Comments:*

**D. Private Water Wells (A coliform analysis is recommended.)**  
*Type of Pump:*  
*Type of Storage Equipment:*  
*Comments:*

**E. Private Sewage Disposal Systems**  
*Type of System:*  
*Location of Drain Field:*  
*Comments:*

**F. Other Built-in Appliances**  
*Comments:*

**G. Other**  
*Comments:*