HOUSPECX
INSPECTION SERVICE

Inspection Report

Property Address:
8011 Serenity Ct
Houston TX 77025

Houspecx Inspection Service

Shang Ho 20569
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713-280-1919

PROPERTY INSPECTION REPORT FORM

	4/30/2024
Name of Client	*Date of Inspection*
8011 Serenity Ct, Houston, TX 77025	
Address of Inspected Property	
Shang Ho	20569
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

RESPONSIBILTY 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:

In Attendance:	**Type of building:**	**Style of Home:**
Customer	Single Family (2 story)	Victorian
Year built:	**House Orientation:**	**Temperature:**
2015	North	70s(F) to 80s(F)
Utilities On:	**Weather Condition:**	**Ground/Soil surface condition:**
Electricity on, Water on, Gas on	Clear	Damp
Rain in last 3 days:	**Radon Test:**	**Water Test:**
Yes	No	No
Bedroom:	**Bathroom:**	**Garage:**
3	2 Full & Half	2 cars, Attached
Standards of Practice::	**Building Status:**	
TREC	Owner Occupied, Furnished	

Table of Contents

Date: 4/30/2024	**Time:**	**Report ID:** D24801130
Property: 8011 Serenity Ct Houston TX 77025	**Customer:**	**Real Estate Professional:**

Real Estate Inspectors licensed in Texas are required to follow the Standards of Practice (SOPs), which are established by TREC rules 22 TAC 535.227 - 535.233. (Right-click to open new window to read TREC SOP detail) (CHN) (Referenc TREI7-6 Foreword)

NOTE: When D (D= Deficiency) is marked. It is recommended that the system and components be fully evaluated by a certified, licensed specialist, prior to closing.

All the links in the report are part of the contents of this report and any parties viewing this report must open the links to read the contents. Contacting Houspecx Inspection Service if the links are not able to open or read. (Right-click to view the detail)

INACCESSIBLE OR OBSTRUCTED AREAS (Right-click to view the detail) (CHN)

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. (Right-click to view the detail) (CHN)

Homes more than 5 years old may have areas that are not current in code requirements. (Right-click to view the detail) (CHN)

The property was OCCUPIED AND FURNISHED during the inspection. (Right-click to view the detail) (CHN)

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

I	NI	NP	D	

I. Structural Systems

The Home Inspector shall observe structural components..... (Right-click to view the detail) (CHN)

Home inspectors are not certified chimney professionals. Only a Level 2 inspection performed by a CSIA (Chimney Safety Institute of America)-certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. Recommend a Level 2 inspection and cleaning/servicing of the fireplaces and chimney flues by a qualified professional. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.org.

This inspector did not light or operate the fireplace because of fire risk/hidden creosote build-up and liability issues. (Failure to remove creosote from the firebox/flue can result in a deadly chimney fire, according to the National Fire Protection Association (NFPA). There may be a blockage or bird nest in the chimney that is not visible during this inspection (not ALL of the flues is visible for inspection). For this reason, I recommend having the chimney cleaned and inspected by a chimney sweep before you light any fire(s).

☐ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Pier and beam foundation

The vantage point from which the crawl space was inspected: Walked

Visible indications of deficiency: (i) binding, out-of-square, non-latching doors: Present, (iii) sloping floors: Acceptable, (iv) window, wall, floor, or ceiling cracks or separations: Present, (v) rotating, buckling, cracking, or deflecting masonry cladding: Present

Comments:

(1) Foundation construction included a crawlspace.

The Inspector examined the crawlspace from the inside.

The crawlspace was accessed through a foundation hatch at the rear exterior of the home.

Conditions in the crawlspace appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report

Inspection of the crawlspace typically includes examination of the following: • Excavation • Floor • Foundation • Framing • Plumbing • Electrical • Insulation • Ventilation • Pest (general evidence) • General condition

Rests on CMU foundation and Posts to concrete footing Floor framing visible in the crawlspace rested on top of and was supported by concrete masonry unit (CMU) foundation walls bearing on footings and poured concrete foundation footing.

The visible floor structure in the crawlspace appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

Inspection of the floor structure typically includes examination of the condition and proper installation of the following: • Joist condition • Joists supporting structures and members • Connections and fasteners • Floor sheathing

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I	NI	NP	D

(2) **Foundation Properly Supports the Structure**
The post-tensioned foundation of the home was meticulously inspected in accordance with TREC SOPs 535.228(a). During the assessment, all visible indications were meticulously scrutinized.... (Click to view detail) (CHN)
(3) **Wet soil visible** Soil in the crawlspace was visibly damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls. High moisture levels in soil beneath the foundation can effect its ability to support the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold.
The source of the moisture should be identified and the condition corrected.

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I NI NP D

No soil cover No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth.





(4) Unlevel flooring was detected but within acceptable tolerances that indicate the structural movement and/or settling has occurred; Monitoring should be taken. The rate of movement cannot be predicted during a one-time inspection. (Right-click to view the detail)(CHN)

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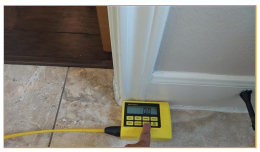
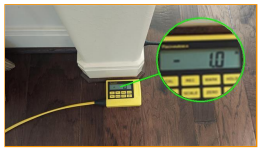



Zero reference point at the front entry

(5) Loose or missing insulation noted at the underside of the main floor during the inspection; repair performed by a qualified contractor is recommended.

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(6) The window, wall, floor, ceiling cracks, or separations that occur greater than normal were observed which were indications of movement, settlement, or other defects; further evaluation is recommended.(Right-click to view the detail)(CHN)

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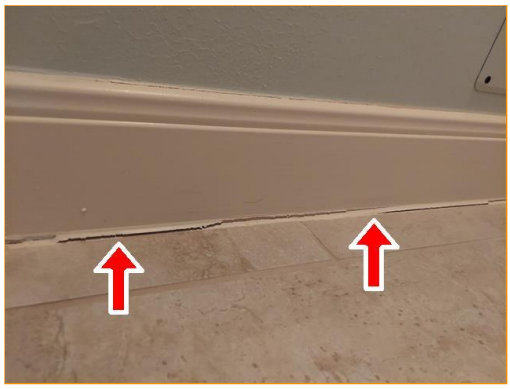


(7) One or more interior or/and exterior doors were observed to be binding, out-of-square, or non-latching observed during the inspection; further evaluation is recommended and repair is recommended.(Right-click to view the detail)(CHN)

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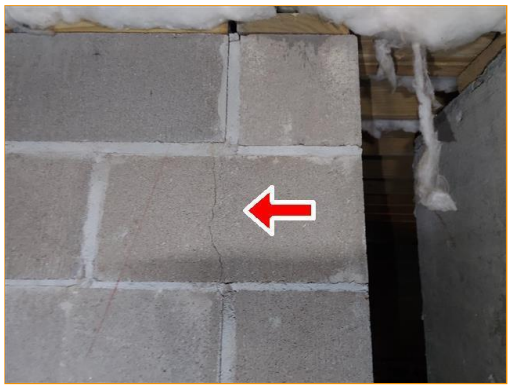
(8) **Stepped cracking**

Concrete Masonry Unit (CMU) foundation walls had minor stepped cracking visible in mortar joints. Cracking should be monitored in the future and patched to avoid freeze damage and the cause of cracking should be determined and corrected. Consider consulting with a qualified foundation repair contractor or structural engineer before the expiration of your Inspection Objection Deadline to discuss options and costs.



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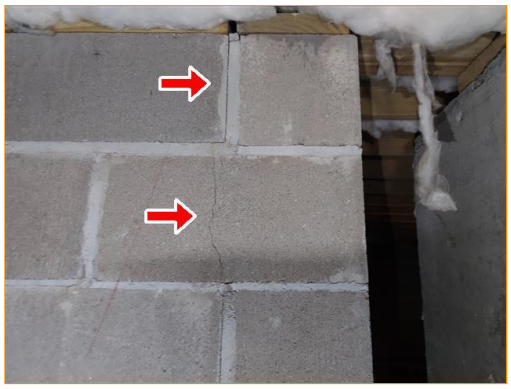
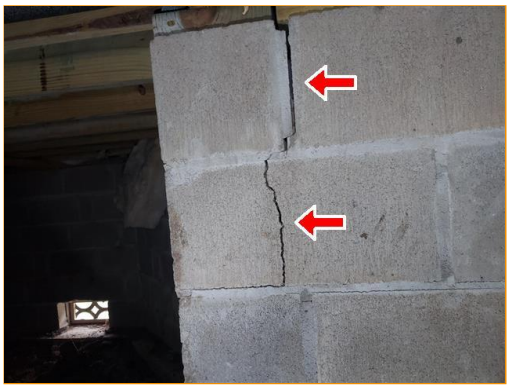

(9) **Odor (unable to locate source)** The crawlspace had an odor typically associated with elevated moisture levels. The Inspector was unable to locate any source of leakage or other source of excessive moisture. Odors similar to those noticeable in the crawlspace at the time of the inspection can be caused by mold fungi or soil-borne bacteria. If the odor persists, consider consulting with a qualified industrial hygienist to determine the source of the odor and gain an idea of options and costs for correction.

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

(1) **OVERVIEW:** The grading and drainage of the home were meticulously assessed, adhering to TREC SOPs 535.228(b).

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.

(2) One or more downspouts lacked extensions or splash blocks which are recommended to move runoff water away from the foundation and to prevent erosion and to help protect the home structure and occupants. (CHN)

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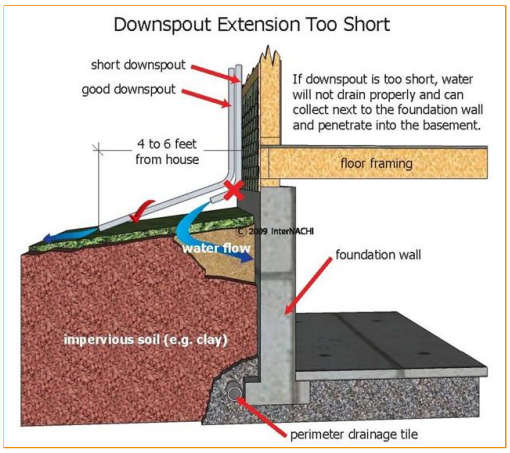

Downspouts Extensions

(3) The gutters and downspouts contained leaves and other debris. Cleaning gutters and downspouts is recommended to allow for proper drainage.

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☐ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: Architectural Shingles
Vantage point from where the roof was inspected: Roof level or edge
Water penetration: No evicdence present during the inspection
Previous repairs: Inspected and no evidence observed
Faster Type: Nails
Skylights: Not present
Comments:

(1) **Defective Roof Coverings**

The assessment of the roof coverings on the new construction home, conducted in adherence to TREC SOPs, revealed defective findings. The roof coverings appeared to be in a defective condition, raising significant issues related to their performance and integrity. Defective roof coverings can lead to various problems, including water leakage, structural damage, and decreased energy efficiency. It is imperative that these defects are addressed promptly to prevent further deterioration and potentially costly repairs in the future. Timely attention to the roof coverings is essential to ensure the long-term durability and protection of the new construction home. (CHN) 535.228 (c) Roof Covering Materials (Please right click to view the details in new window)

NOTE: When D (D= Deficiency) is marked. It is recommended that all of the roofing covering materials and components be fully evaluated by a certified, licensed roofing specialist, prior to closing.

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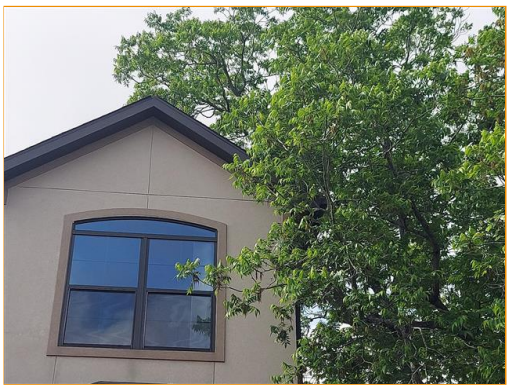
I NI NP D

Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. (Please right click to view the details in new window)

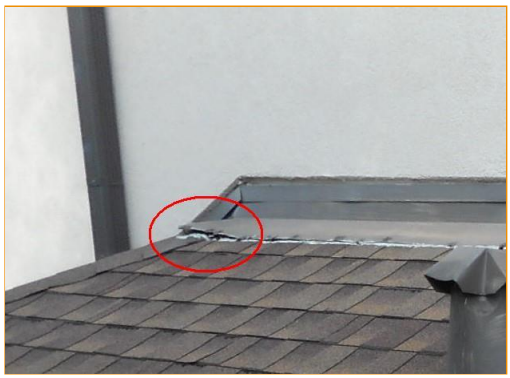
(2) The inspector did not walk on the roof due to the weather, roof, or the inspector's judgment conditions existing that could be dangerous to the inspector; the inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials and decking underneath in the attic space if available; a drone, remote control camera, extension poles, and binoculars may be used if needed.

(3) Fasteners used to asphalt connect asphalt composition shingles to the roof were not visible. At the time of the inspection, the shingle adhesive strips were fully bonded. Because a fully bonded roof is the most important factor in wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damaging the roof. Destructive testing lies beyond the scope of the General Home Inspection. The lack of damage to the roof indicated that the fasteners were performing as designed.

(4) Large tree limbs were growing overhang the roof covering and may lead to damage to the roof covering or restrict the roof drainage; Consider having these limbs trimmed away by a qualified arborist.(CHN)



(5) Roof covering flashings were observed to be lifting, damaged, or improperly installed and were in need of repair or replacement; Lifting, damaged, or improperly installed flashings may allow water penetration; to fully evaluate the insurability and condition of the roofing materials; repair is recommended.(CHN)



(6) Loose shingles were observed at the ridge cap during the inspection due to malfunctioning adhesion of the back strip on the shingles; this may lead to roof leakage; repair is recommended.

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I	NI	NP	D



(7) Damaged roof covering materials were observed during the inspection; a full evaluation of the insurability and condition of the roofing material is recommended; repair as needed.



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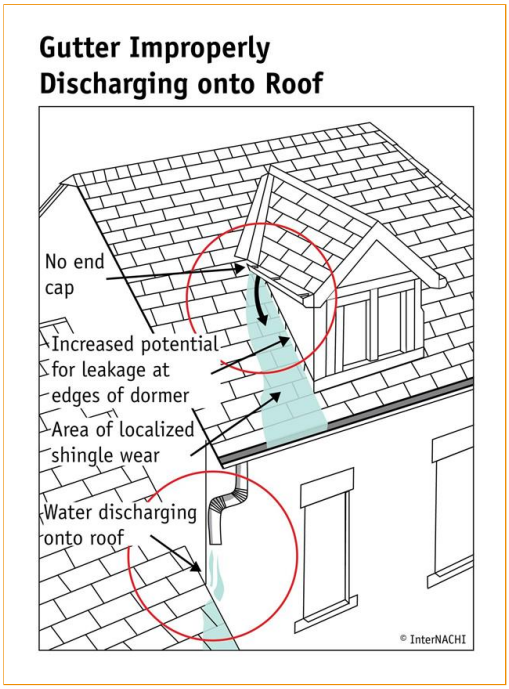
I NI NP D

(8) The gutters or downspouts were found to discharge rain water directly onto roof shingles. The secondary roof rain gutter lacks a downspout; lack of a downspout at secondary roof rain gutters may allow localized deterioration and premature wear of the roof covering materials; the condition should be evaluated and corrected as needed by a qualified roofing contractor.(CHN)



(9) Dirty roof covering was noted in some areas during the inspection; professional cleaning is recommended.

(10) Loose shingles were observed at the roof covering; loose roof covering shingles may allow further deterioration of the roof covering, deterioration of the roof structure, water penetration, or other damage; to fully evaluate the insurability and condition of the roofing material; repair is recommended.

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☐ ☐ ☐ ☑ **D. Roof Structures and Attics**

The vantage point from which the attic space was inspected: Evaluation from attic interior
Approximate average depth of attic insulation: 13 inches
Insulation Type: Loose-fill fiberglass
Attic Ventilation Devices: Roof Vent, Soffit vents, Turtle vents
Water penetration: No evidence of water penetration detected
Comments:
(1) **Substandard Conditions Observed**
During the inspection, we diligently examined the visible sections of the roof structure and attic, adhering to the guidelines set forth by the Texas Real Estate Commission's Standard of Practice (TREC SOP) 535.228(d). Regrettably, our findings indicate that the condition of these areas is currently substandard, necessitating prompt repair. (Right-click to view the detail) (CHN)

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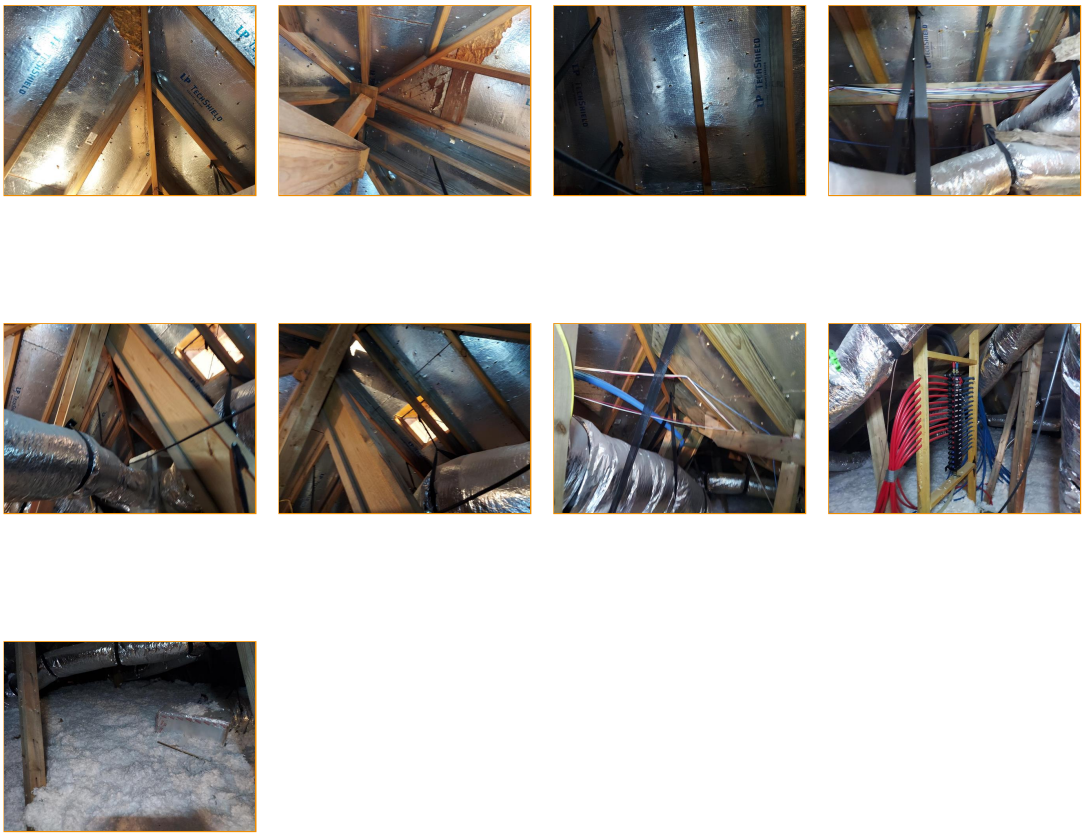

(2) **Note:** Some of the attic areas were not reasonably accessible due to low clearance, plumbing lines, or A/C-Heating ductwork. No solid surface walkway has been installed, and it also has a low ceiling. This inhibits the inspector's ability to fully inspect different components of the attic.
The attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking, and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. We inspected the attic space from the scuttle or stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance. (CHN)
(3) ***Damaged roof sheathing with underlayment exposed was noted from the attic.***
This condition, while not desirable, did not appear to be a structural problem at the time of the inspection. The condition should be repaired by a qualified roofing contractor.

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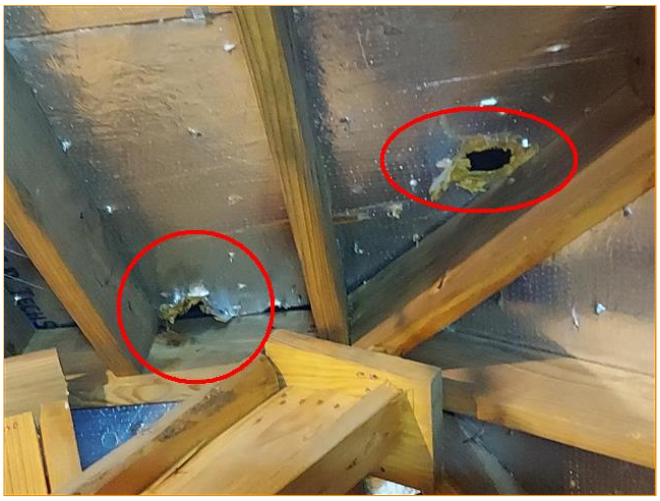
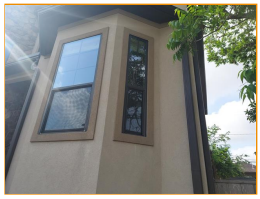
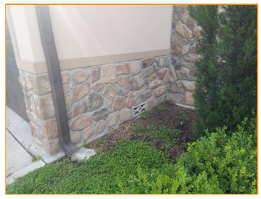
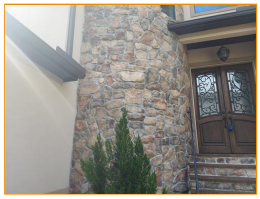
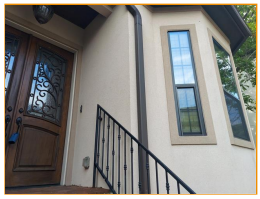


☐ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Siding Material: Stone, Stucco
Water penetration: No water penetration detected
Fire separation (garage-living space): Inspected and serviceable during the inspection
Interior Wall Material: Gypsum Board
Comments:
(1) **OVERVIEW:** The grading and drainage of the home were meticulously assessed, adhering to TREC SOPs 535.228(e,f,g).
Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.



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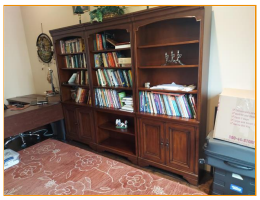
(2) **Normal Wear and Tear**
During the inspection, the interior walls of this house were observed to have normal wear and tear, with noticeable cosmetic damage and evidence of previous repairs. These issues are typical in homes over time and do not raise major concerns about structural integrity. However, if you wish to improve the aesthetics, you may consider completing the repairs and applying cosmetic touch-ups to restore the wall's appearance. (CHN)
(3) Note: During the inspection, the residence was found to be currently inhabited and fully furnished. The presence of household items and furnishings notably restricted our ability to assess various sections of interior walls, potentially concealing any underlying damage or defects that would otherwise be readily noticeable. This situation underscores the importance of conducting inspections in unoccupied and unfurnished conditions for a more comprehensive evaluation of the property's condition. (CHN)



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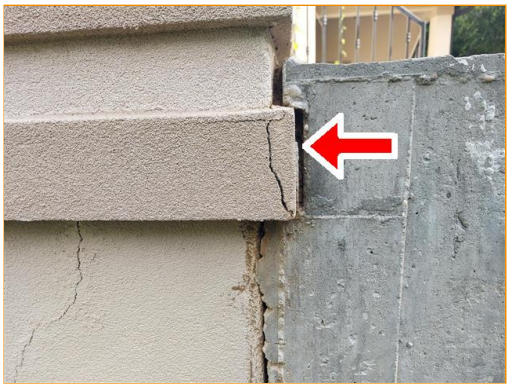
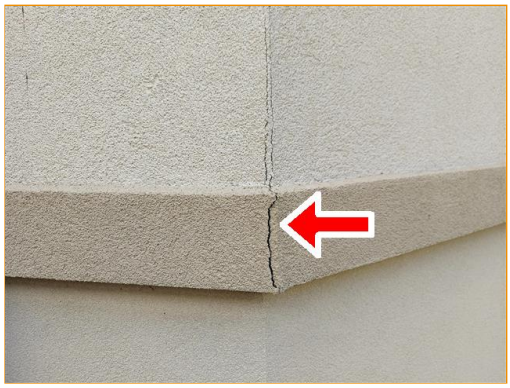
(4) **The exterior wall cladding was observed to be a synthetic stucco system as EIFS (Exterior Insulating Finish System).**
The material may cause problems because moisture trapped behind the surface cannot escape potentially resulting in water damage and decay of the structural components. Problems with water penetration due to improper installation have led to numerous complaints and nationwide class action lawsuits against the installers and manufacturers.
A home inspector's visual inspection may not reveal the presents of water penetration or structural deterioration.
The buyer is encouraged to have the exterior wall cladding further evaluated by an EIFS or stucco specialist. For more information about EIFS, visit The Exterior Design Institute.
(5) Cracking was noted in the stucco covering the exterior walls of the home at the time of the inspection. This cracking appeared to be consistent with that caused by structure movement; the result of elevated moisture levels in the soil at the home foundation; cracks should be filled with an appropriate material to prevent freeze damage and monitored in the future for continued activity; Damage from heaving is likely to continue as long as moisture levels in the soil near the foundation are elevated.



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

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(6) ***Mortar was observed to be damaged, separated or missing in one or more areas.*** *Missing, separated or damaged exterior masonry mortar may allow moisture penetration and should be repaired (repointing).*

Mortar improvements are recommended for the exterior masonry veneer.


☐ ☐ ☐ ☑ **F. Ceilings and Floors**

Ceiling Materials: Gypsum Board
Water penetration: No evidence of water penetration detected
Floor Covering(s): Carpet, Concrete Slab, Engineer wood, Tile
Comments:

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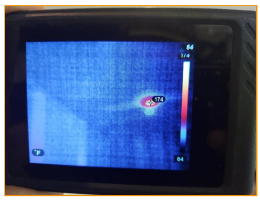
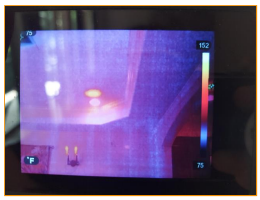
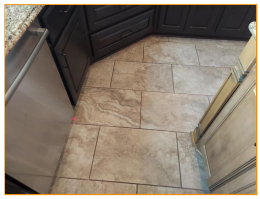
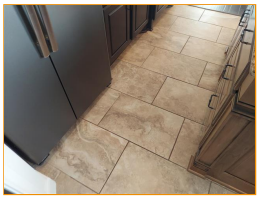
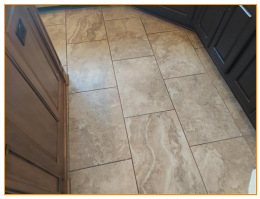
I	NI	NP	D	

(1) **OVERVIEW:** (1) The inspector shall: (A) report evidence of water penetration; and (B) report as Deficient: (i) deficiencies related to structural performance or water penetration; and (ii) the absence of or deficiencies in fire separation between the garage and the living space and between the garage and its attic. (2) The inspector is not required to: (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops; or (B) provide an exhaustive list of locations of deficiencies and water penetrations.
(1) The inspector shall: (A) report evidence of water penetration; and (B) report as Deficient: (i) deficiencies related to structural performance or water penetration; and (ii) deficiencies in: (I) weather stripping, gaskets or other air barrier materials; (II) claddings; (III) water resistant materials and coatings; (IV) flashing details and terminations; (2) The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; (C) operate a lock if the key is not available; or (D) provide an exhaustive list of locations of deficiencies and water penetrations.
Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.



(2) Note: During the inspection, the home was furnished and/or occupied. Household goods and furnishings limited the visible areas of floor coverings, concealing damage and defects that would otherwise have been observed. The presence of occupants and their belongings made it challenging to thoroughly assess the condition of the property. As a result, potential issues may not have been readily apparent, hindering the inspection process. (CHN)



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(3) Improper previous repair was noted in the family room during the inspection; further evaluation by a qualified contractor is recommended and repair as needed.

(4) Cracked floor tiles were observed during the inspection; further evaluation and repair as needed. (Right-click to view the detail)

☐ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Exterior Entry Doors: Wood, Steel
Weather stripping or other air barrier materials: Inspected and functioning as intended
Interior Doors: Hollow core, Solid, Wood
The attached garage doorway: Properly equipped with self-closing or automatic closing devices
The door(s) between the residence and an attached garage: Solid wood door(s); thicker than or equal to1-3/8 inches, 20-minute fire-rated door(s)
Comments:
(1) **OVERVIEW:** (1) The inspector shall: (A) report as Deficient: (i) deficiencies in the condition and performance of doors and hardware; (2) The inspector is not required to: (A) provide an exhaustive list of locations of deficiencies and water penetrations.
(1) The inspector shall: (A) report as Deficient: (i) the absence of performing emergency escape and rescue openings in all sleeping rooms; (ii) an attached garage doorway that is not equipped with self-closing or automatic closing devices; (iii) a door between the residence and an attached garage that is: (I) a solid wood door less than 1-3/8 inches thick; (II) a solid honeycomb core steel door less than 1-3/8

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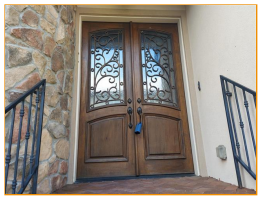
inches thick; or (III) not a 20-minute fire-rated door; (iv) missing or damaged screens; and (v) deficiencies in: (I) the condition and performance of exterior doors, garage doors and hardware; (2) The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; (C) operate a lock if the key is not available; or (D) provide an exhaustive list of locations of deficiencies and water penetrations.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.



(2) One or more exterior doors in this home were binding on the jamb and were difficult to close. The condition should be repaired to ensure properly latched.

☐ ☐ ☐ ☑ **H. Windows**

Window Types: Double pane, Double-hung, Single-hung, Thermal/Insulated

Evidence of water penetration: Moisture detected or stains observed

Window screens: Missing or damaged

Fall protection at windows: Not applicable

Comments:

(1) **Overview:** The assessment of both the interior and exterior windows in the existing home, carried out in strict adherence to TREC SOP 535.228(e), 535.228(f), 535.228(g), revealed that these vital components were in serviceable condition. They appeared to be well-maintained and fully operational during the inspection. The windows offered effective insulation, natural light, and ventilation, meeting the expected standards for an existing home. There were no immediate concerns regarding structural integrity, energy efficiency, or operational performance. However, regular maintenance is recommended to uphold their functionality and extend their lifespan. Proper care ensures that the windows will continue to provide the desired comfort and aesthetics in the home. (CHN)

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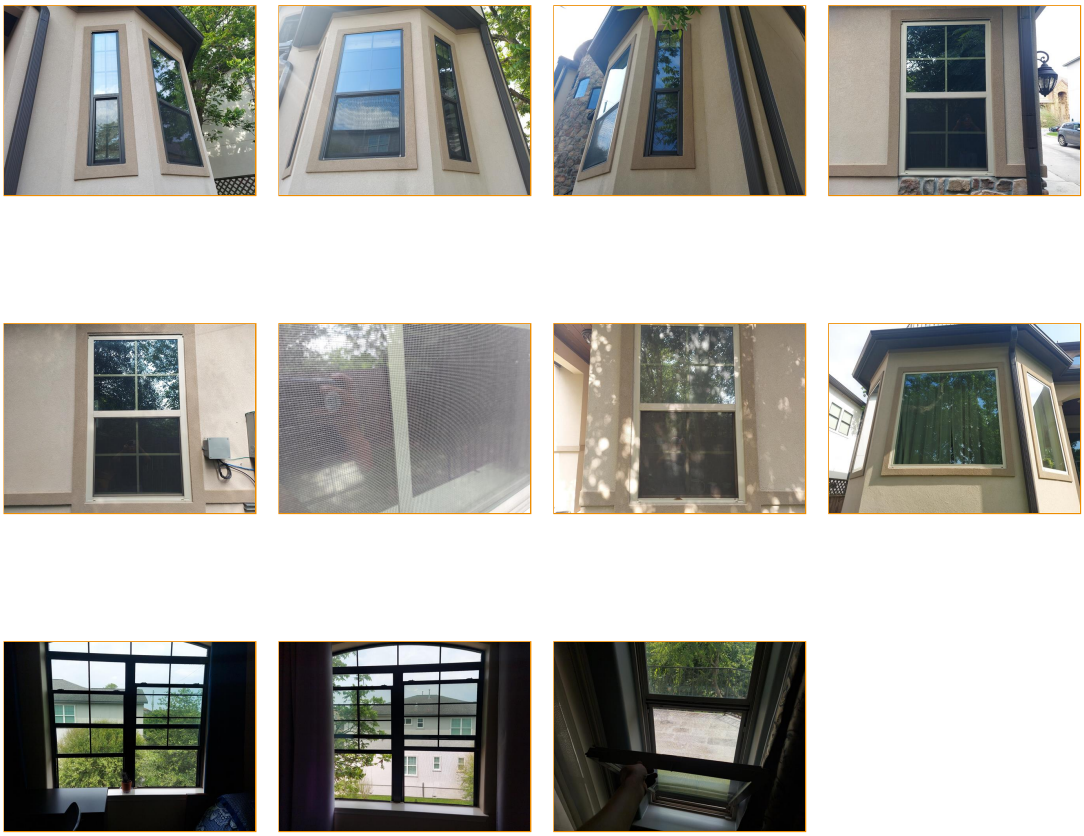

(2) The home was occupied during the inspection; was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy, or fragile storage and/or furniture. A limited visual survey of the general condition of accessible windows will be performed and if any deficiencies are observed, they will be listed within the appropriate section.
(3) Cracked window glass panes were found in this home, necessitating replacement by a window specialist.

(4) Stains visible on the glass at a double-pane glass window indicated that the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent

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condensation from forming; The severity of the staining indicated that the window is damaged beyond repair; You should consult with a qualified contractor to discuss options and costs for replacement, which will be expensive.

(5) The window exterior screens were observed to be missing and/or damaged. The condition may result in pest entry and should be corrected by a qualified professional.

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

Comments:

Properly Functional as Intended

The stairway components of the property were thoroughly inspected in strict adherence to the current Texas Standards of Practice (TREC SOPs) 535.228(h) or local building codes, and they were found to be in serviceable condition during the inspection. This assessment encompassed a comprehensive examination of all elements, including handrails, balusters, treads, risers, and overall structural integrity. The results of the inspection indicated that the stairway components were not only compliant with safety standards but also in good working order, ensuring the safety and usability of this critical feature in the home. (CHN)

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I	NI	NP	D




☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Chimney (exterior): EIFS/Stucco
Operable Fireplaces: One
Hearth extension: Inspected and functioning as intended
Types of Fireplaces: Insert
Comments:
(1) Home inspectors are not certified chimney professionals. Only a Level 2 inspection performed by a CSIA (Chimney Safety Institute of America)-certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. Recommend a Level 2 inspection and cleaning/servicing of the fireplaces and chimney flues by a qualified professional. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.org.

This inspector did not light or operate the fireplace because of fire risk/hidden creosote build-up and liability issues. (Failure to remove creosote from the firebox/flue can result in a deadly chimney fire, according to the National Fire Protection Association (NFPA). There may be a blockage or bird nest in the chimney that is not visible during this inspection (not ALL of the flues is visible for inspection). For this reason, I recommend having the chimney cleaned and inspected by a chimney sweep before you light any fire(s).


(2) The chimney was abandoned and properly terminated and noted during the inspection. A properly functional vent for insert fireplace was provided and inspected during the inspection.

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

Attached balconies carports and porches: Deficiency

Abutting porches decks and balconies that are used for ingress and egress: Inspected and functioning as desired

Comments:

(1) The porch appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

Inspection of porches typically includes visual examination of the…

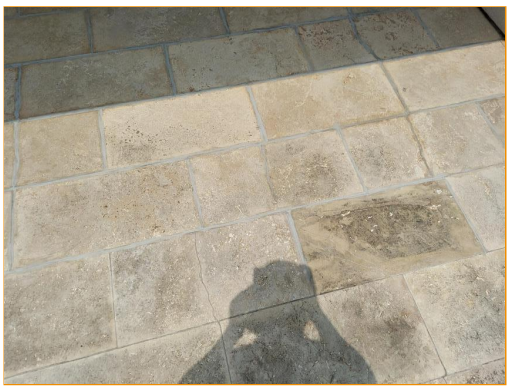
• foundation • structural framing • planking (floor surfaces) • stairs

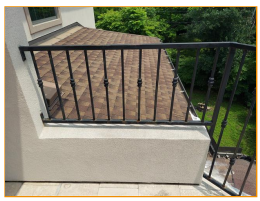
The balcony components appeared to be in generally serviceable condition at the time of the inspection.

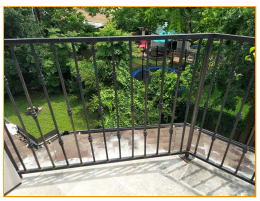
Inspection of balconies typically includes examination of the following:

• Attachment to the home (fastening method and flashing) • Structural Integrity • Planking (flooring)

• Guardrails • Finish coatings







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(2) Common cracks (¼-inch or less) were noted in the concrete porch floor at the time of the inspection. Cracks exceeding ¼-inch should be filled with an appropriate sealant to avoid continued damage to the concrete porch floor surface from freezing moisture.

(3) Climbable parapet under the guardrail in the balcony may create safety hazard; further evaluation by a qualified contractor and correction as needed.

☐ ☑ ☐ ☐ **L. Other**

Comments:

None

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.(CHN)

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II. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service;..... (Right-click to view the detail) (CHN)

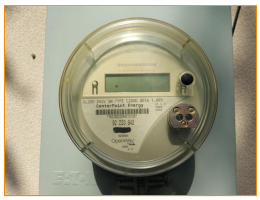
☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

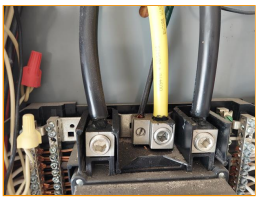
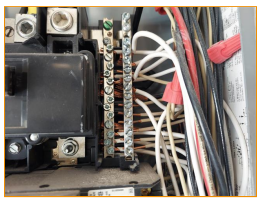
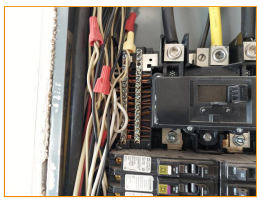
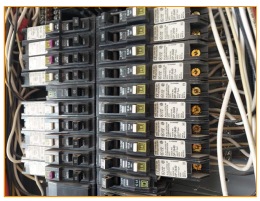
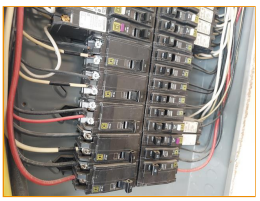
Electrical Meter Location: Electric meter at left side(facing home) of the home
Electrical Service: Underground service
Grounding electrode system: Present; unable to confirm the depth
Main panel location: Garage
Main disconnecting means: Visual inspected not operated

Comments:

(1) **Functional as intended**

The main electrical service entrance and panels were thoroughly inspected, adhering to TREC SOP 535.229(a), and found to be in a serviceable condition. All accessible components at this primary electrical point were evaluated for safety and functionality. However, it's essential to note that concealed or inaccessible service panels, sub-panels, and secondary electrical service panels were not inspected, as per industry standards. These concealed elements may have distinct conditions or issues that were not within the scope of the inspection. Homeowners are advised to ensure the continued safety and reliability of all electrical components by conducting periodic inspections, including those that are concealed or secondary in nature. (CHN)



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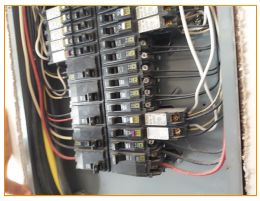
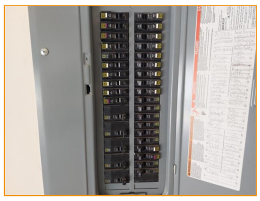


(2) The main electrical disconnect appeared to be in serviceable condition but was not operated. Operations of the main disconnect lies beyond the scope of the General Home Inspection.

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

Type of branch circuit conductors: Copper
GFCI protection: Inspected and performed as intended
AFCI protection: Installed but not in all required areas
Comments:
(1) **Overview:** During the inspection, the branch circuits, connected devices, and fixtures were thoroughly examined in accordance with the prevailing Texas Standards of Practice, 535.229(b). It was observed that these components were in a functional and serviceable condition at the time of inspection, meeting the established regulatory standards. (CHN)

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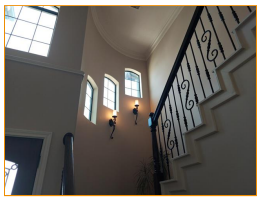

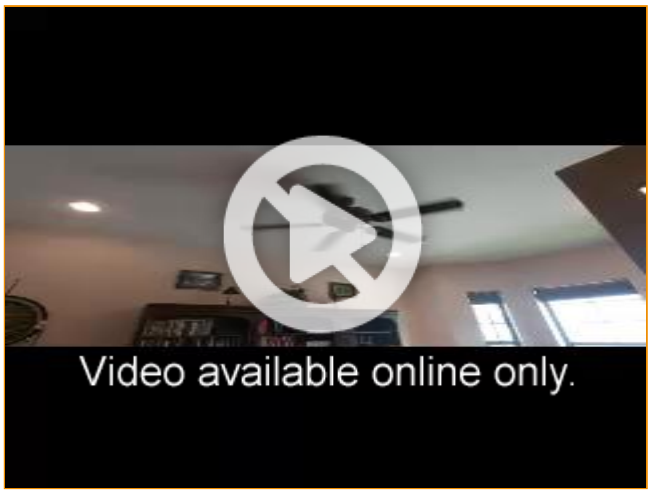

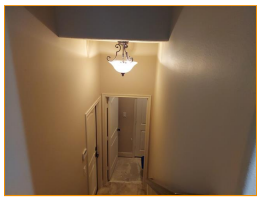
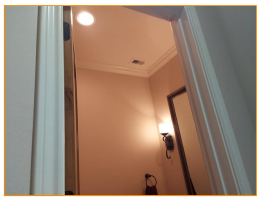


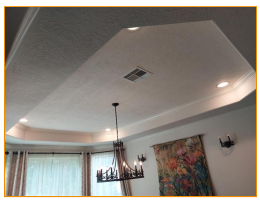

(2) NOTE: Home branch circuit wiring consists of devices such as switches, outlets, connections for permanently wired appliances, and the electrical conductors that supply them with electricity. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets. (CHN)

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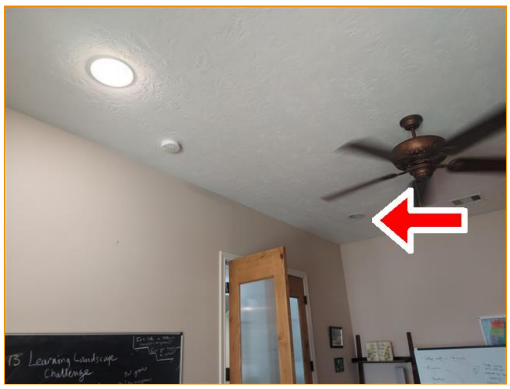
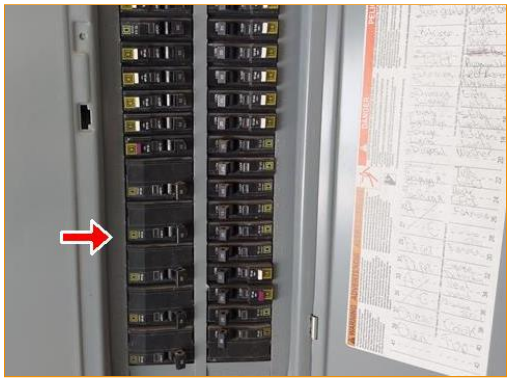
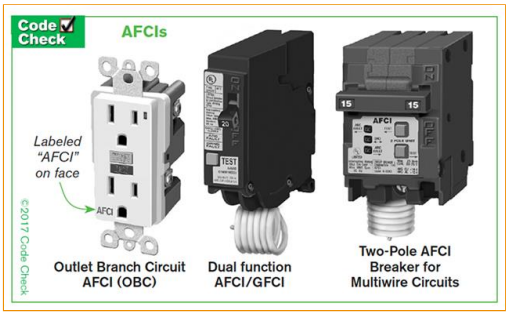
(3) **Light Fixture Not Response**
One or more light fixtures in this home had one or more light bulbs that did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring, or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may be a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.(CHN)



(4) During the inspection, it was discovered that the appliances lacked AFCI protection. Furthermore, current recommendations indicate that dishwashers, garbage disposals, washing machines, and dryers should have combination GFCI/Arc-Fault protection, while microwaves should specifically be Arc-Fault protected. Therefore, it is strongly advised that the necessary corrections be made to ensure the safety of these appliances. The installation of AFCI protection will help prevent arc faults, which can potentially lead to electrical fires. To address this issue, it is recommended to hire a professional to install the appropriate protection mechanisms for each appliance, ensuring compliance with safety standards and reducing potential hazards.(CHN)





☐ ☐ ☐ ☑ **C. Smoke and CO Detectors**

Comments:

(1) **Overview:** During the inspection, the smoke and carbon monoxide detectors (alarms) were meticulously evaluated in accordance with TREC SOPs. These life-saving devices were found to be installed in appropriate locations throughout the property. To ensure their functionality, a manual test was conducted on all accessible alarms, and they were confirmed to be performing as intended at the time of the inspection. This critical safety measure ensures that in the event of a fire or carbon monoxide presence, residents will receive timely alerts, allowing them to take necessary precautions and potentially

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save lives. Proper installation and functioning alarms are essential elements of a safe and secure home environment. (CHN)

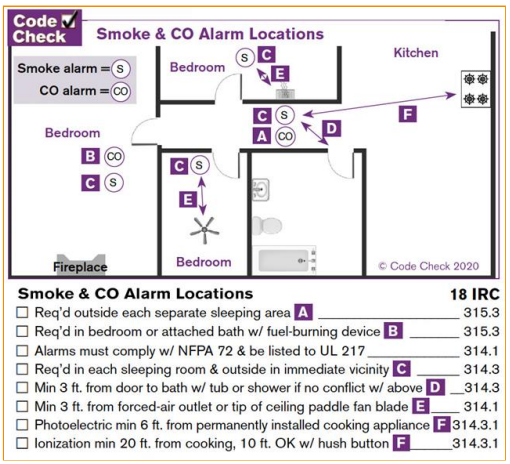
(2) The inspector neglected to activate smoke or carbon monoxide alarms since the home was under constant surveillance by a reliable security system. While this decision ensured immediate detection of any hazardous situation, it's essential to routinely test the alarms to maintain their functionality and enhance overall safety levels. (CHN)

(3) **Carbon Monoxide and Smoke Alarms Do Expire**

Carbon monoxide and smoke alarms do expire in 5 to 10 years. To ensure the effectiveness of your alarm, inspect the back for its manufacture date periodically. Smoke alarms should be replaced a decade from this date, while combo smoke/CO alarms may require replacement after 5-7 years, depending on the specific model. If your alarm falls within the 10-year mark, simply reattach it to the ceiling or wall for continued safety assurance. (CHN)

(4) **No CO detectors provided**

The home lacks carbon monoxide detectors, posing a safety concern. The Inspector advises immediate installation in key areas. Proper placement is crucial. Ideally, position one near the sleeping quarters to awaken occupants during sleep, per the CPSC's recommendation. For enhanced safety, consider adding detectors on every floor and in each bedroom. Avoid installing near-fuel-burning appliances to prevent false alarms from appliance emissions. Keep detectors at least 15 feet away from heating or cooking devices and avoid humid spaces like bathrooms. Safeguard your home and family by adhering to these vital carbon monoxide detector placement guidelines. (CHN)



(5) Missing smoke detector in one or more sleeping room at the time of the inspection. The Inspector recommends installing a smoke detector in each sleeping room to provide improved fire protection.

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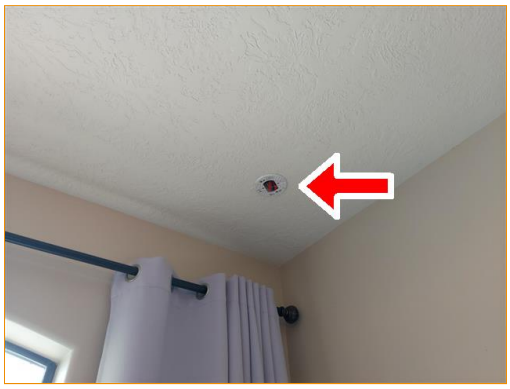


☐ ☐ ☐ ☑ **D. Bonding**

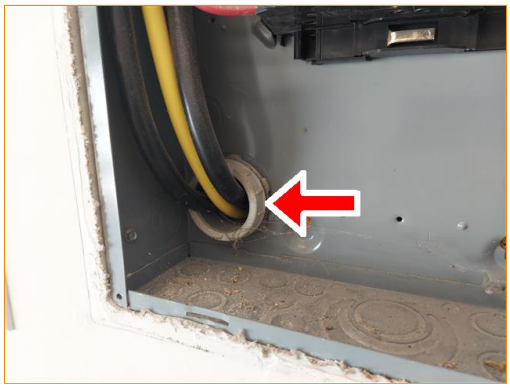
Grounding & Bonding: NO Bonding jumpers

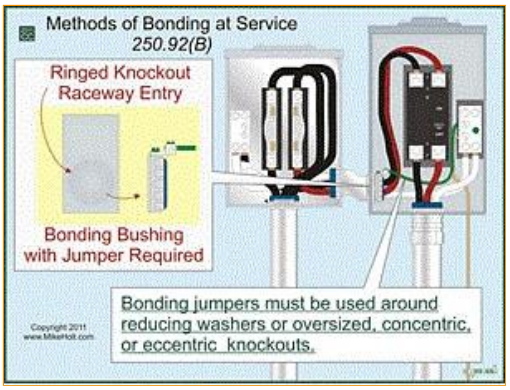
Comments:

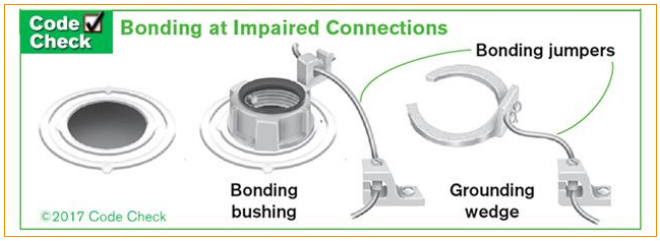
Missing Bonding Jumper

The inspection, conducted in strict accordance with TREC SOPs, highlighted a critical electrical safety consideration regarding bonding jumpers. It is now imperative, per NEC 250.92(A) & (B), that raceways entering service enclosures through concentric or eccentric knockouts include bonding jumpers. These jumpers are crucial for ensuring proper electrical bonding, which is essential for maintaining safe electrical systems.

Notably, knockouts designed for larger conduits often lack sufficient bonding, making standard locknuts and bushings inadequate for NEC compliance. Therefore, to meet bonding requirements, it is highly recommended that a licensed electrician installs a bonding jumper wire during the next panel service. This proactive measure enhances electrical safety and aligns with industry standards and regulations.(CHN)







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

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☐	☑	☐	☐	**E. Other**

Comments:

None

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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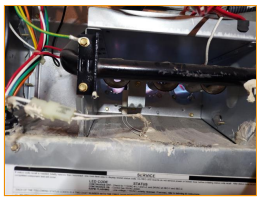
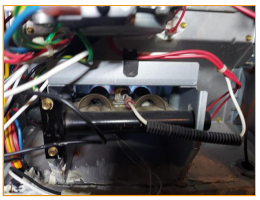
III. Heating, Ventilation and Air Conditioning Systems

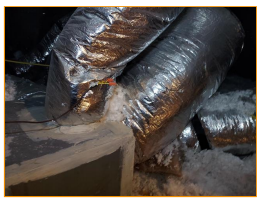
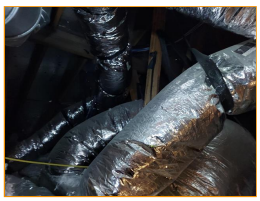
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home;..... (Right-click to view the detail) (CHN)

☐ ☐ ☐ ☑ **A. Heating Equipment**

The type of heating systems: Furnace
The energy sources: Gas
Heat System Brand: CARRIER
Gas leaks: No gas leaks detected in the heating equipment not associated with the gas distribution system
Filter Location(s): Side compartment
Comments:
(1) **Properly Functional as Intended**
The assessment of the heating equipment in adherence to the current Texas Standards of Practice and TREC SOP 535.230(a) revealed a positive outcome. The heating system was inspected meticulously and found to be operating as intended during the inspection, aligning with the required standards and local codes. This functionality is a crucial aspect of home comfort and safety, ensuring that the heating system provides the expected level of warmth and efficiency. The confirmation of its proper operation at the time of inspection signifies a vital element of the home's overall functionality and comfort for its occupants, meeting the necessary regulatory and safety requirements. (CHN)



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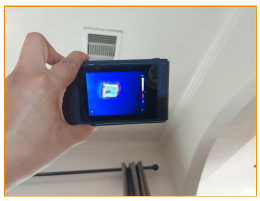
(2) Note: Inspection of heat exchangers is impossible without disassembling the unit in most heating equipment systems. Inspection of heat exchangers of heating equipment is beyond the scope of general home inspection. No guarantee can be made on the heat exchangers' life expectancy. A qualified HVAC specialist recommends normal service and maintenance of heat exchangers quarterly.(CHN)
(3) Temperature readings in the main floor when the furnace operating during the inspection.


(4) Temperature readings in the main floor when the furnace operating during the inspection.





(5) At the time of the inspection, the blower failed to shut down the blower when the thermostat turn the system OFF. This condition should be evaluated by a qualified HVAC contractor.

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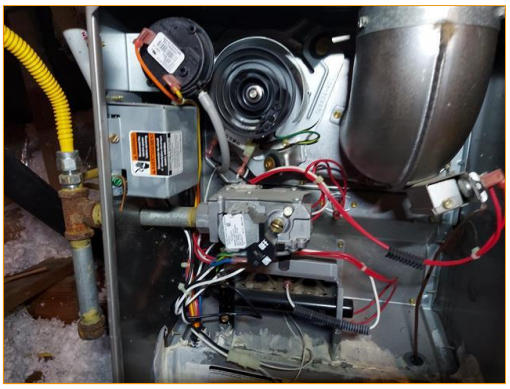

☐ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems (Cooling): Split unit
Central Air Brand: CARRIER
Approximate size of system(s): Tons: 2, 2.5
Maximum fuse/breaker rating (amps): 25, 30
Fuse/breaker installed (amps): 30, 40, Improper breakers installed
Type of refrigerant: R-410A
MFG Date of Cooling Equip.: 2016

Comments:

(1) **OVERVIEW:** (1) Requirements for cooling units other than evaporative coolers. (A) the inspector shall: (i) report the type of systems; (ii) measure and report the temperature difference between the supply air and the returned air or report industry-accepted method used to determine performance; and (iii) generally report extraneous factors or conditions, present on the day of the inspection, that would adversely impact the temperature differential of an otherwise performing unit; and (B) the inspector shall report as Deficient: (i) inoperative units; (ii) deficiencies in the performance of the cooling system that: (I) fails to achieve a 15 degrees Fahrenheit to 22 degrees Fahrenheit temperature differential; or (II) fails to cool adequately as determined by other industry-accepted methods; (iii) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish; (iv) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement; (v) noticeable vibration of blowers or fans; (vi) water in the auxiliary/secondary drain pan; (vii) a primary drain pipe that discharges in a sewer vent; (viii) missing or deficient refrigerant pipe insulation; (ix) dirty coils, where accessible; (x) condensing units lacking adequate clearances or air circulation or that has deficiencies in the fins, location, levelness, or elevation above grade surfaces; and (xi) deficiencies in: (I) the condensate drain and auxiliary/secondary pan and drain system; (II) mounting and performance of window or wall units; and (III) thermostats. (2) Requirements for evaporative coolers. (A) the inspector shall report: (i) type of systems; and (ii) the type of water supply line; and (B) the inspector shall report as Deficient: (i) inoperative units; (ii) inadequate access and clearances; (iii) deficiencies in performance or mounting; (iv) missing or damaged components; (v) the presence of active water leaks; and (vi) the absence of backflow prevention.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.

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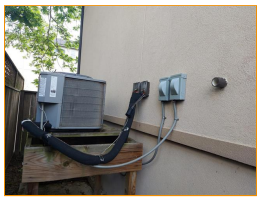
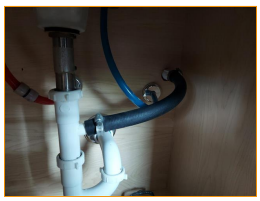
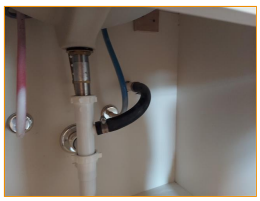





(2) Air conditioning system primary condensation disposal pipe (View detail) (CHN)

(3) The auxiliary condensation disposal pipe(s) (View detail) (CHN)
(4) The evaporator coils of the air-conditioning system were situated within a sealed housing or ductwork, rendering them inaccessible for inspection; further evaluation by a qualified HVAC contractor is recommended. (CHN)
(5) NOTE: "The home inspector is not required to inspect refrigerant leaks" typically means that during a standard home inspection, the inspector is not obligated or expected to specifically check for refrigerant leaks in the HVAC system. Home inspections primarily focus on assessing the overall condition of a property and identifying any visible defects or safety concerns.(Right-click to view the detail) (CHN)
(6) **Missing or damaged insulation**
The foam sleeve on the suction line was missing, damaged, or, deteriorated foam sleeve in the area(s) at the outside unit; a defective foam on the suction line can cause energy loss and condensation; recommends service or repair as needed.(CHN)

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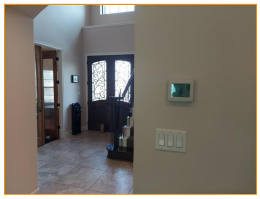
(7) The first floor air temperature was inadequate; measured at supply and return registers had a difference of less than the minimum of 15 degrees F; recommends service by a qualified HVAC technician; Temperatures: at Return is 67°F and temperature at supply registers is 57° F - *10° F differential*






(8) The differences in air temperature measured on the 2nd floor at supply and return registers fell within the acceptable range of between 15 and 22 degrees F.
1st floor Temperatures: at Return is 67° F and temperature at supply registers is 5° F - 17° F differential

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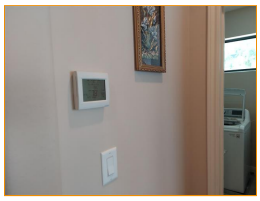




(9) **Mismatched breaker sizes**
Mismatched breaker sizes between exterior cooling equipment (Max./Min. Amperage), or the electrical service panel breakers were observed; Mismatched electrical components may affect performance or damage the HVAC equipment; further evaluation and correction as needed by a qualified HVAC specialist. (CHN)
Rating:25 amp, 30 amp; Installed: 30 amp,40 amp.

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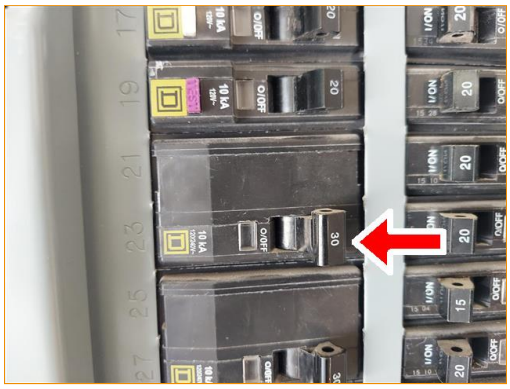
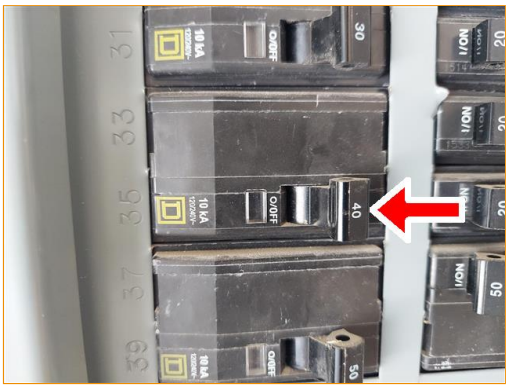
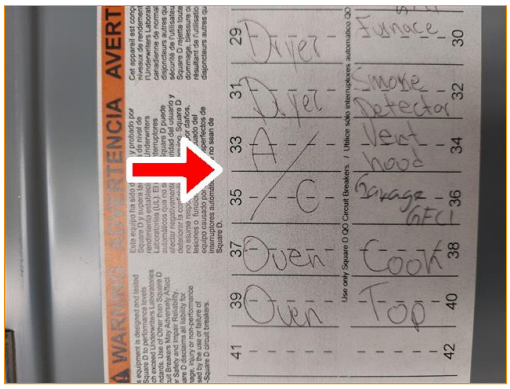

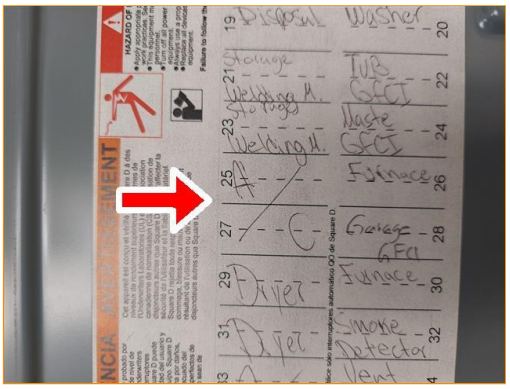

(10) The air conditioning system condensate overflow tray shows evidence of leaks; condensate falling into the condensate overflow drip tray is not a normal event; if we see evidence of leaks in the condensate tray, the air conditioning system service technician should investigate the cause of this condition.(Right-click to view the detail)

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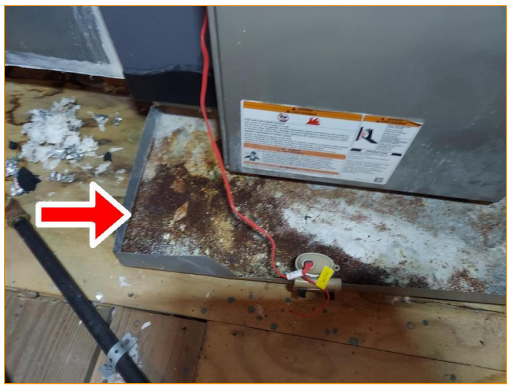

☐ ☐ ☐ ☑ **C. Duct Systems, Chases and Vents**

Ductwork: Insulated
Filter Type: Disposable
Filter Size: 16X25X4
Duct systems: Partial visual inspection due to limited inaccessibility
Gas piping and sewer vents concealed in ducts: Inspected
Ducts or plenums in contact with earth: Inspected

Comments:

(1) **OVERVIEW:** (1) the inspector shall report as Deficient: (A) damaged duct systems or improper material; (B) damaged or missing duct insulation; (C) the absence of air flow at accessible supply registers; (D) the presence of gas piping and sewer vents concealed in ducts, plenums and chases; (E) ducts or plenums in contact with earth; and (F) deficiencies in: (i) filters; (ii) grills or registers; and (iii) the location of return air openings.
Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.

(2) The air conditioning system produces excessive noise from the return air chase during operation. To address this issue, it is advised to seek assistance from a qualified HVAC contractor for a thorough evaluation and necessary corrective measures. This step will ensure optimal functioning and a quieter environment for your comfort. (CHN)

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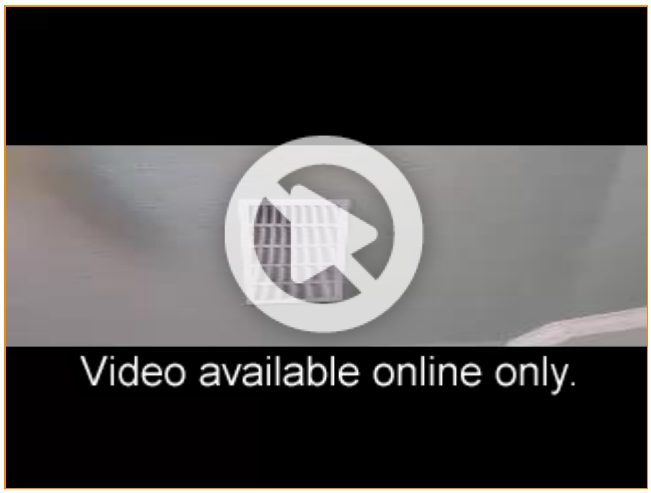

☐ ☑ ☐ ☐ **D. Other**

Comments:

None

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage;..... (Right-click to view the detail) (CHN)

☐ ☐ ☐ ☑ **A. Plumbing Supply, Distribution System and Fixtures**

Location of water meter: Within 5 feet of front curb
Main water supply shutoff valve: Left side(facing home) exterior of garage
Static water pressure: 55 psi
Visible material used for water supply lines: PEX
Presence of active leaks: No active leaks present

Comments:

(1) **Overview:** The plumbing supply, distribution system, and fixtures were meticulously examined in accordance with the Texas Standards of Practice 535.231(a), and the results indicated that they were operating as expected during the inspection. (Right-click to view the detail) (CHN)

Water manifold in the attic area

(2) Note: Due to wall, floor, and ceiling coverings, the majority of water distribution pipes were concealed and not visible during inspection. Consequently, the inspector couldn't identify any leaks, damages, or improper installations within these hidden areas. Further investigation or the use of specialized equipment may be required to assess the condition of the concealed piping accurately.(CHN)

(3) Grout lines in the tile wall of this bathroom needed maintenance at the time of the inspection.

(4) Missing caulking at the floor and toilet during the inspection; correction performed by a qualified contractor is recommended.

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(5) **Missing Back-flow-preventer**
One or more of the exterior water hose bibs (faucets) were not equipped with a backflow and/or anti-siphon (vacuum breaker) device; An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system; Correction is recommended and performed by a qualified plumber. (CHN)

☑ ☐ ☐ ☐ **B. Drains, Waste and Vents**

Main Clean-out Location: Front
Washer Drain Size: 2" Diameter
Visible material used for water drain lines: PVC
Comments:
The visible drain, waste, and vent pipes were inspected according to current Texas Standards of Practice or local code at the time of the inspection. Most drain, waste, and vent pipes were not visible due to wall, ceiling, and floor coverings.

The General Home Inspection is a visual inspection of the home systems and their visible, accessible components. I evaluate drain pipes by operating and observing each operable home plumbing fixture to ensure proper drainage at each fixture at the time of the inspection. Blockages can occur between when

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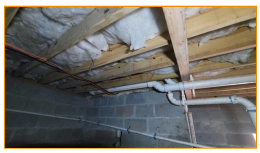
the home is inspected and when you move in, sometimes due to cleaning activities.(Right-click to view the detail) (CHN)

Main clean-out noted; The inspector is not required to open the main cleanout

Sub-cleanout in the walls

Thermal exam of under-sink plumbing in the primary bathroom

Inspecting under-sink plumbing in the primary bathroom



☐ ☐ ☐ ☑ **C. Water Heating Equipment**

The energy source: Gas
The capacity of the units: 40 Gallon (1-2 bathroom), Two(2) units
WH Manufacturer: A.O. SMITH
Water heater MFG. Date: 2016
Gas leaks in water heater: No gas leaks detected

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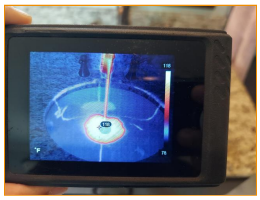
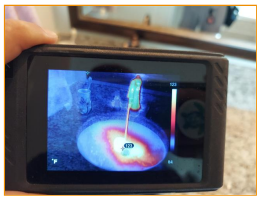
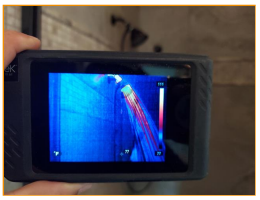
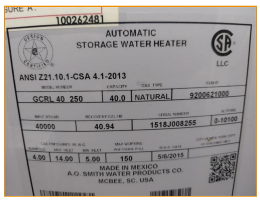
Comments:

(1) **Overview:** During the inspection, the gas-fueled water heater was found to be in a serviceable condition. It exhibited no noticeable defects, malfunctions, or signs of damage that would hinder its proper operation. The unit inspected according to TREC SOPs 535.231(b) (Right-click to view the detail) (CHN)

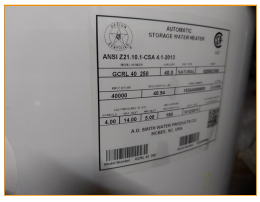



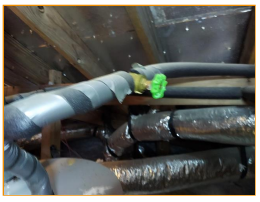
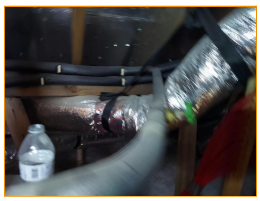






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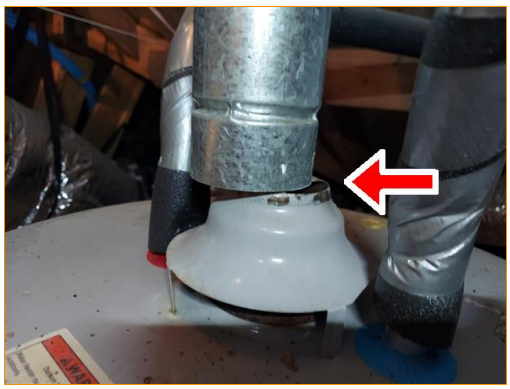
(2) TPR valve & drip pan discharge pipe (View detail) (CHN)

(3) For your Information:
The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit for most people.
To prevent an accidental scald, a maximum set-point feature is required for the valves. The water temperature limiting device can be adjusted to prevent the water temperature from rising above a certain temperature, typically 120° F (49° C). Bidets are typically set to 110° F (43° C).
Showers and tub/shower valves must be equipped with control valves (individual shower valves) of the pressure-balance, thermostatic-mixing or combination of those two types with a high limit stop. The high limit stop must limit the water temperature to a maximum of 120° F (49° C). Individual shower and tub-shower combination valves must be balance-pressure, thermostatic or combination of balance-pressure/ thermostatic type valves. These valves can be adjusted in the field.
Hot water supplied to bathtubs and whirlpool tubs have water temperature-limiting devices that limit the water temperature to 120° F (49° C).
Flushing the water heater tank once a year and replacing the anode rod every four years will help extend its lifespan.
(4) The draft diverter of the gas-fired water heater had been displaced, was improperly aligned and may allow the toxic products of combustion to leak into the living space. Excessive human exposure to these products of combustion can result in injury or death. The Inspector recommends correction by a qualified HVAC or plumbing contractor.



(5) The pressure relief valve was inoperable when tested during the inspection and should be replaced by a qualified HVAC technician or plumbing contractor.

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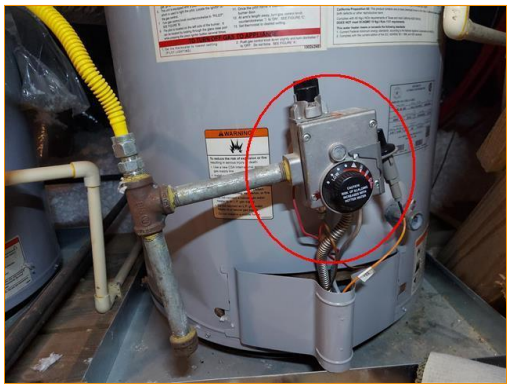
(6) **Lack Dielectric Union**
Water pipes connected to the water heater had dissimilar metals in contact with each other during the inspection. This condition can cause galvanic corrosion. The Inspector recommends the installation of a dielectric union by a qualified plumbing contractor to help prevent future erosion, deterioration, or leakage made possible by this condition.(CHN)

(7) The gas valve of the water heater was not properly installed onto the water tank; the condition may create leakage when overheating; further evaluation performed by a qualified contractor.



(8) The water heater was in the attic space; however, current mechanical building standards allow this installation. A water heater in your attic can cause some severe problems for you as a homeowner; Leaks can cause structural damage; Mold may form from the attic; Maintenance is complex; Adjusting the temperature is harder; If you have to replace it, it might be more costly; Insurance is less likely to cover

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repair if they suspect neglect. Relocation of the tanked water heater or replacement of a tankless water heater may be considered. (CHN)

☑ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Opinion as to the performance: Inspected and performed as needed
Active leaks: Inspected only partially from pump access
Components: Inspected and performed as intended
Service Opening: Inspected and properly formed
Ground-fault circuit interrupter protection devices: Inspected and performed as intended
Comments:

Functional as Intended

During the inspection, the hydro-massage therapy equipment was inspected per TREC SOP 535.231(c) and found to be in proper working order. The inspector's report will categorize the following issues as deficient: (A) any non-operational units, (B) the presence of active leaks, (C) any deficiencies in components or performance, (D) missing or damaged components, (E) the lack of an accessible opening for equipment inspection, servicing, repair, or replacement without disturbing permanent construction or building finish, and (F) any absence or malfunction of ground-fault circuit interrupter protection devices. This ensures that the equipment is fully functional, safe, and compliant with inspection standards. (CHN)

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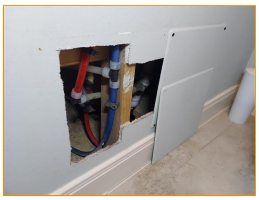

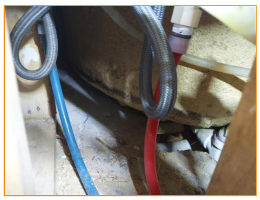

☐ ☐ ☐ ☑ **E. Gas Distribution Systems and Gas Appliances**

Gas Meter Location: Rear side exterior of home (Facing home)

Visible material used for gas distribution system: Black steel, CSST plumbing pipe installed (yellow flex)

Noticeable gas leaks: Gas smelled at the meter during the inspection; further evaluation is recommended

Gas shutoff valve: Present within six feet of the appliance(s)

Appliance gas shutoff valves: Presence and not operated

Access to a gas shutoff valves: Accessible

Gas appliance connector materials: Inspected

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Gas distribution lines and fittings: Visible portions inspected and functioning as intended
Visible bonding on gas distribution system: Presence and visually inspected
Visible sediment traps: Presence and visually inspected
Comments:
(1) *Gas smell at the gas meter at the time of the inspection.* It may be a leak at the regulator or a leak at one of the pipe connections.
The inspector recommends evaluation by the gas service provider and repair as needed.


(2) **EQUIPOTENTIAL BONDING Wire Not Found**
EQUIPOTENTIAL BONDING wire was not found at the time of the inspection; Metal gas (including corrugated stainless steel tubing (CSST)) and water supply pipes & other equipment such as stoves, ovens, furnaces, air conditioners, water heaters & metallic electrical panel boards, that may become electrically energized, are required to be electrically bonded together. If, a bonding component has come loose, appears deficient, or is missing/not visible, it will be noted in this report as required by the TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES. It is often not possible to tell during this type of inspection if all bonding has been properly done. The lack of bonding may allow metallic parts, in a home, to become electrically energized due to a number of electrical events not normal to an electrical system, such as a lightning event; A Master Electrician should be consulted to verify all bonding has been installed in accordance with the proper current Electrical Standard.(CHN)

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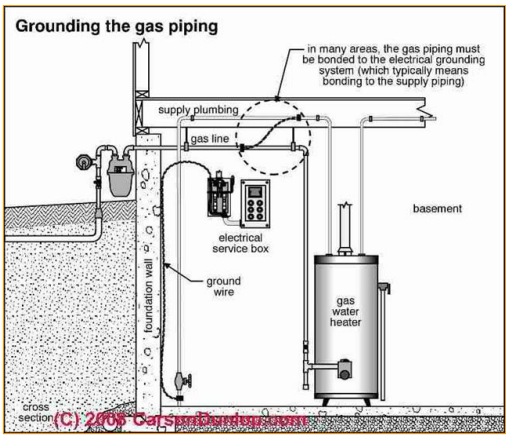

☐ ☑ ☐ ☐ **F. Other**

Comments:

None

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. (CHN)

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V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non-built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. (CHN)

☑ ☐ ☐ ☐ **A. Dishwasher**

Dishwasher Brand: BOSCH

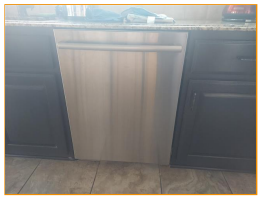
Active water leaks: No leaks detected

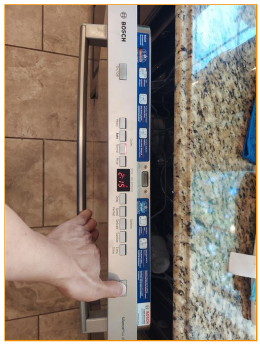
Backflow prevention: Inspected and performed as intended

Comments:

(1) **OVERVIEW:** The inspector shall report as Deficient: (1) inoperative units; (2) deficiencies in performance or mounting; (3) rusted, missing or damaged components; (4) the presence of visible active water leaks; and (5) the absence of visible backflow prevention.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.





(2) The dishwasher underwent inspection, adhering to existing Standards of Practice and local codes. It was tested by running a regular cycle and found to be operational, meeting its intended functionality during the inspection(CHN).

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I	NI	NP	D

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: BADGER

Active water leaks: No active leaks present

Wiring: Inspected and performed as intended

Comments:

(1) **OVERVIEW:** The inspector shall report as Deficient: (1) inoperative units; (2) deficiencies in performance or mounting; (3) missing or damaged components; and (4) the presence of visible active water leaks.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.

(2) The food waste disposer underwent a thorough examination, adhering to the latest Texas Standard of

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I NI NP D

Practice. The inspection revealed that the appliance operated as expected, efficiently fulfilling its designated functions.(CHN)

☐ ☐ ☐ ☑ **C. Range Hood and Exhaust System**

Exhaust/Range hood Brand: UNKNOWN BRAND
Ducts terminate outside the building: Properly terminated outside the building
Improper duct material: Inspected; made of proper material
Comments:
(1) **OVERVIEW:** The inspector shall report as Deficient: (1) inoperative units; (2) deficiencies in performance or mounting; (3) missing or damaged components; (4) ducts that do not terminate outside the building, if the unit is not of a re-circulating type or configuration; and (5) improper duct material.
Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.



(2) The exhaust fan appeared to be inoperable at the time of the inspection. Repairs should be made by a qualified technician.

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

Range/Oven Brand: BOSCH
Ranges / Cooktops: Gas
Ovens: Electric
Anti-tip device: Not applicable
Gas leaks in the gas range not associated with the gas distribution system: No gas leakage detected during the inspection

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Comments:

(1) **OVERVIEW:** The inspector shall report as Deficient: (1) inoperative units; (2) missing or damaged components; (3) combustible material within thirty inches above the cook top burners; (4) absence of an anti-tip device, if applicable; (5) gas leaks in the gas range, cooktops and ovens not associated with the gas distribution system; and (6) deficiencies in: (A) thermostat accuracy (within 25 degrees Fahrenheit at a setting of 350 degrees Fahrenheit); and (B) mounting and performance.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.







(2) Improper burner flame color observed; fluctuates between orange, yellow, and red with wavering. The color indicates carbon soot particles from incomplete methane combustion—servicing required by qualified technicians.

☐ ☐ ☑ ☐ **E. Microwave Ovens**

Comments:

No built-in microwave oven was installed at the time of the inspection.

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and bathroom Heaters**

Mechanical ventilation in a bathroom if no operable window is present: Present in all bathrooms

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Comments:

OVERVIEW: The inspector shall report as Deficient: (1) the lack of mechanical ventilation in a bathroom if no operable window is present; (2) inoperative units; (3) deficiencies in performance or mounting; (4) missing or damaged components; (5) ducts that do not terminate outside the building; and (6) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.

☐ ☐ ☐ ☑ **G. Garage Door Operator(s)**

Auto-opener Manufacturer: LIFTMASTER

Garage Door Type: One automatic

Garage Door Material: Metal

Manual detachment device: Inspected and performed as intended

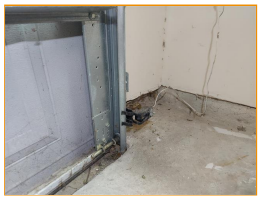
Door locks or side ropes: Disable the door lock needed

Comments:

(1) **OVERVIEW:** The inspector shall report as Deficient: (1) inoperative units; (2) deficiencies in performance or mounting; (3) missing or damaged components; (4) installed photoelectric sensors located more than six inches above the garage floor; (5) deficiencies in performance or absence of auto reversing mechanisms and manual detachment device; and (6) door locks or side ropes that have not been removed or disabled.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a qualified or licensed professional in the industry.




(2) The garage door lock mechanism must be disabled so that it cannot be inadvertently engaged if an opener is present; Accidental locking may cause severe damage to the door or the opener if the opener is

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activated! Since you (or the next owner) might want to lock the door, don't do anything permanent; A bolt through the latch bar so it cannot engage in the track is fine. You may also use a small padlock instead of a bolt.(CHN)

(3) The garage door push-button switch was lower than the recommended 5-foot minimum height above the standing surface; This condition is potentially dangerous to children; recommends that the switch be raised for safety reasons.

No Warning Label next to wall button as required by manufacturer's installation instructions. Warning information for child safety.

☐ ☑ ☐ ☐ **H. Dryer Exhaust System**

Dryer Exhaust Systems: Inaccessible, dryer in place

Screened terminations: No screen installed at termination

Ducts material: Ducts made of proper materials

Comments:

(1) **OVERVIEW:** The inspector shall report as Deficient: (1) missing or damaged components; (2) the absence of a dryer exhaust system when provisions are present for a dryer; (3) ducts that do not terminate to the outside of the building; (4) screened terminations; and (5) ducts that are not made of metal with a smooth interior finish.

Note: All actions such as evaluation, repair, replacement, and consultation; should be performed by a

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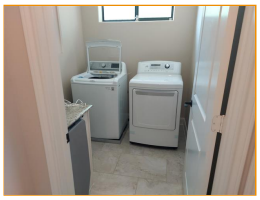
qualified or licensed professional in the industry.
(2) A dryer vent connection was installed in the laundry room; The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard; recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.(CHN)
(3) Could not fully inspect the dryer vent due to the washer and dryer being in place during the inspection; The condition limits the visible areas and access to plumbing, electrical, walls dryer vents, and may conceal damage or defects that otherwise be observed; A complete evaluation is recommended.



☐ ☑ ☐ ☐ **I. Other**

Comments:
None

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. (CHN)