



For the Property at:
136 HOLLY TRAIL
TRINITY, TX 75862

Prepared for: DALLAS ENYEART
Inspection Date: Thursday, May 30, 2024
Prepared by: Steven Grimm, 25943



G6 Home Inspection Services PLLC
4549 Duff Rd
Livingston, TX 77351
9369330972

g6homeinspection@gmail.com



PROPERTY INSPECTION REPORT FORM

Dallas Enyeart <i>Name of Client</i>	Thu, May 30, 2024 <i>Date of Inspection</i>
136 Holly Trail, Trinity, TX <i>Address of Inspected Property</i>	
Steven Grimm <i>Name of Inspector</i>	25943 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Poured concrete

Foundation Performance Opinion: Satisfactory

Comments:

- Foundations\Performance opinion: **Acceptable**

B. Grading and Drainage

Comments:

- Roof drainage\Gutters: **Missing**

C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: A ladder at the edge of the roof

Comments:

- Recommendations\Overview: **Operating as it should at time of inspection**
- Sloped roofing\Metal: **Tree branches touching roof**

D. Roof Structures and Attics

Viewed From: No access was gained to the roof structure/attic

Approximate Average Depth of Insulation: 4 inches

Comments:

- Recommendations\Overview: **Operating as should at time of inspection**

E. Walls (Interior and Exterior)

Comments:

- Walls\Metal siding: **Damage**
- Walls\Metal siding: **Loose or missing pieces**
- Walls\Metal siding: **Too close to grade**
- Walls\Metal siding: **Paint needed**

F. Ceilings and Floors

Comments:

- Ceilings and Walls\General notes: **Water staining**

G. Doors (Interior and Exterior)

Comments:

- Doors\Doors and frames: **Loose or poor fit**
- Doors\Doors and frames: **Swings open or closed by itself**

H. Windows

Comments:

I. Stairways (Interior and Exterior)

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

I	NI	NP	D
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Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Service box, grounding and panel\Distribution panel: **Openings in panel**
- Service box, grounding and panel\Distribution panel: **Screw missing**

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - non-metallic sheathed

Comments:

- Distribution system\Outlets (receptacles): **Ungrounded**
- Distribution system\Junction boxes: **Missing**
- Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at: **Kitchen counters**
- Distribution system\Cover plates: **Missing**
- Distribution system\Outlets (receptacles): **Loose**
- Distribution system\Wiring (wires) - installation: **Not well secured**
- Distribution system\Wiring (wires) - installation: **Loose connections**
- Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at: **Garage**

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Split System

Energy Sources: Electricity

Comments:

- Recommendations\Overview: **Operating as should at time of inspection**

B. Cooling Equipment

Type of Systems: Ductless system

Comments:

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

I	NI	NP	D
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• Recommendations\Overview: Operating as should at time of inspection

C. Duct Systems, Chases, and Vents

Comments:

D. Other

Comments:

- Recommendations\Overview: Operating as should at time of inspection
- Recommendations\Overview: Operating as should at time of inspection

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front near street

Location of main water supply valve: Meter

Static water pressure reading: 60 psi

Type of supply piping material: PEX

Comments:

B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

Comments:

- Waste plumbing\Traps - installation: **Wrong type**

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 gallons

Comments:

- Water heater\Temperature/pressure relief (TPR) valve: **Discharge tube missing**

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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I	NI	NP	D
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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Reason for Inspection: Real Estate Presale

Clients Future Plans for Property: Leaving as is

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

I	NI	NP	D
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Number of Bathrooms: One
Septic Tank Material: Fibreglass
Comments:
• System \Failure probability: Low

F. Other Built-in Appliances
Comments:

G. Other
Comments:

END OF TREC REPORT
(Additional Information Follows)



May 30, 2024

Dear Dallas Enyeart,

RE: Report No. 1283
136 Holly Trail
Trinity, TX
75862

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Steven Grimm
on behalf of
G6 Home Inspection Services PLLC

G6 Home Inspection Services PLLC
4549 Duff Rd
Livingston, TX 77351
9369330972

g6homeinspection@gmail.com



INVOICE

May 30, 2024

Client: Dallas Enyeart

Report No. 1283

For inspection at:

136 Holly Trail

Trinity, TX

75862

on: Thursday, May 30, 2024

Home inspection, 0 - 2000 sq. ft.	\$300.00
Septic Inspection	\$100.00
Total	<u>\$400.00</u>

PAID IN FULL - THANK YOU!

G6 Home Inspection Services PLLC
4549 Duff Rd
Livingston, TX 77351
9369330972

g6homeinspection@gmail.com

SUMMARY

136 Holly Trail, Trinity, TX May 30, 2024

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SEPTIC

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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SUMMARY

ROOFING

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INTERIOR

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Description

Types of Roof Covering: • [Metal](#)

Roof Viewed From: • A ladder at the edge of the roof

Roofing material:

• [Metal](#)



1. Metal



2. Metal



3. Metal



4. Metal

Flashing material: • Metal

Approximate age: • 0-5 years

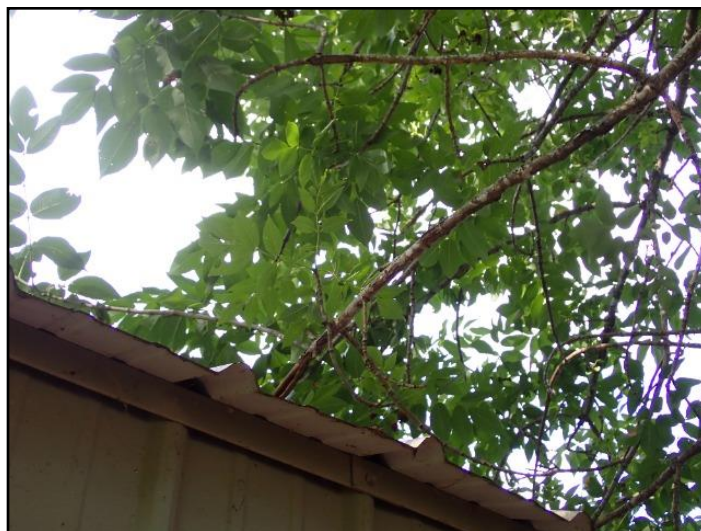
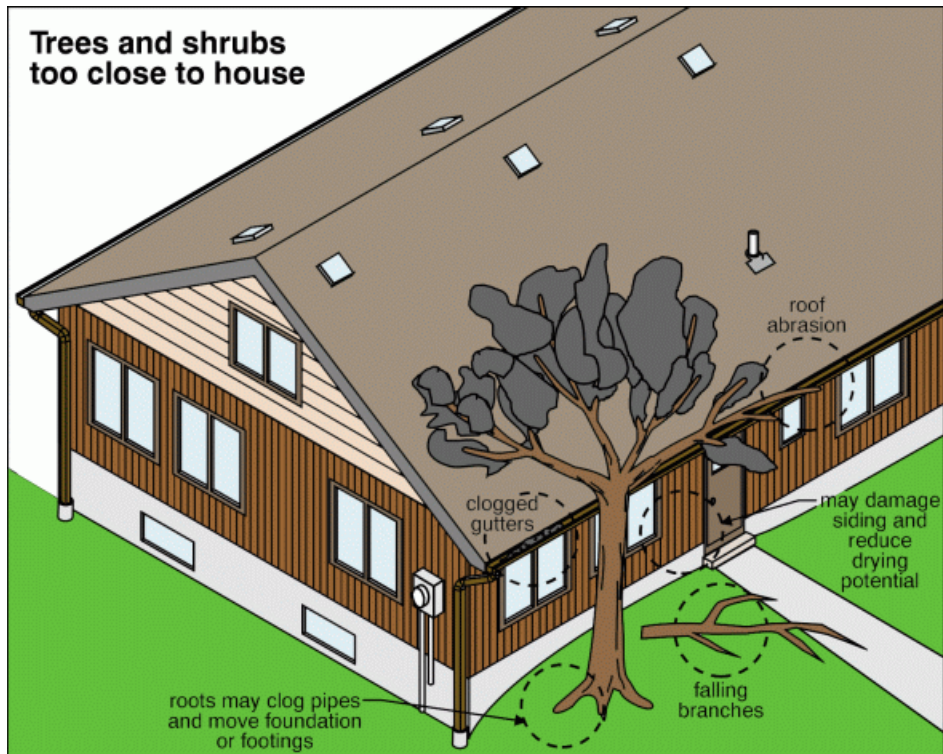
Observations and Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • Operating as it should at time of inspection

SLOPED ROOFING \ Metal

2. **Condition:** • Tree branches touching roof



5. *Tree branches touching roof*

EXTERIOR

136 Holly Trail, Trinity, TX May 30, 2024

SUMMARY

ROOFING

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Description

Gutter & downspout material: • No gutters or downspouts

Wall surfaces and trim: • [Metal siding](#)

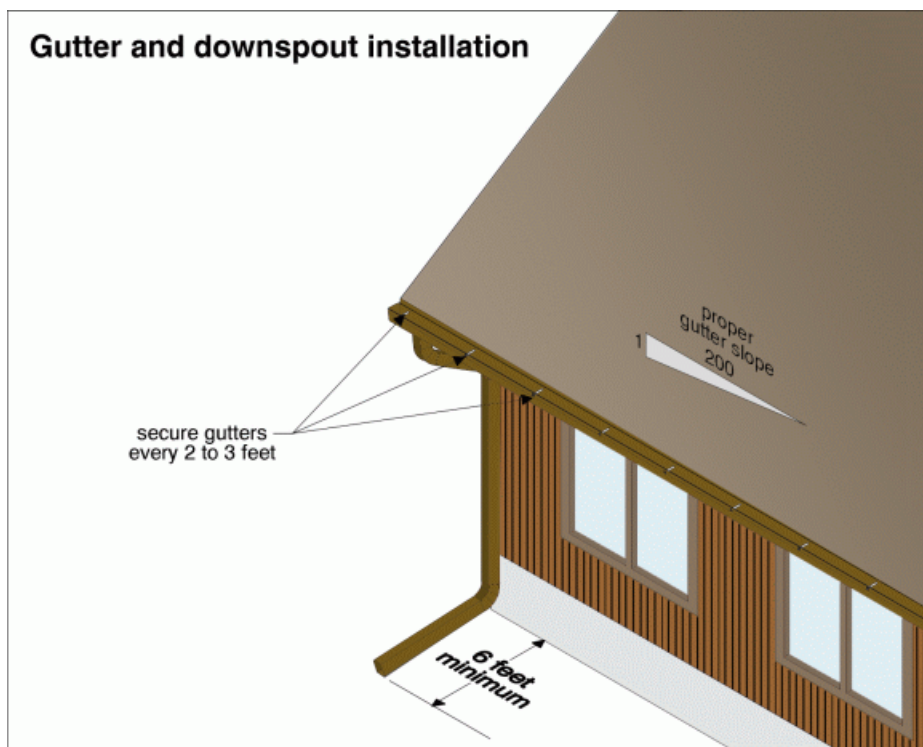
Driveway: • Concrete

Walkway: • Concrete

Observations and Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • [Missing](#)



WALLS \ Metal siding

4. Condition: • [Damage](#)

EXTERIOR

136 Holly Trail, Trinity, TX May 30, 2024

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6. Damage



7. Damage



8. Damage



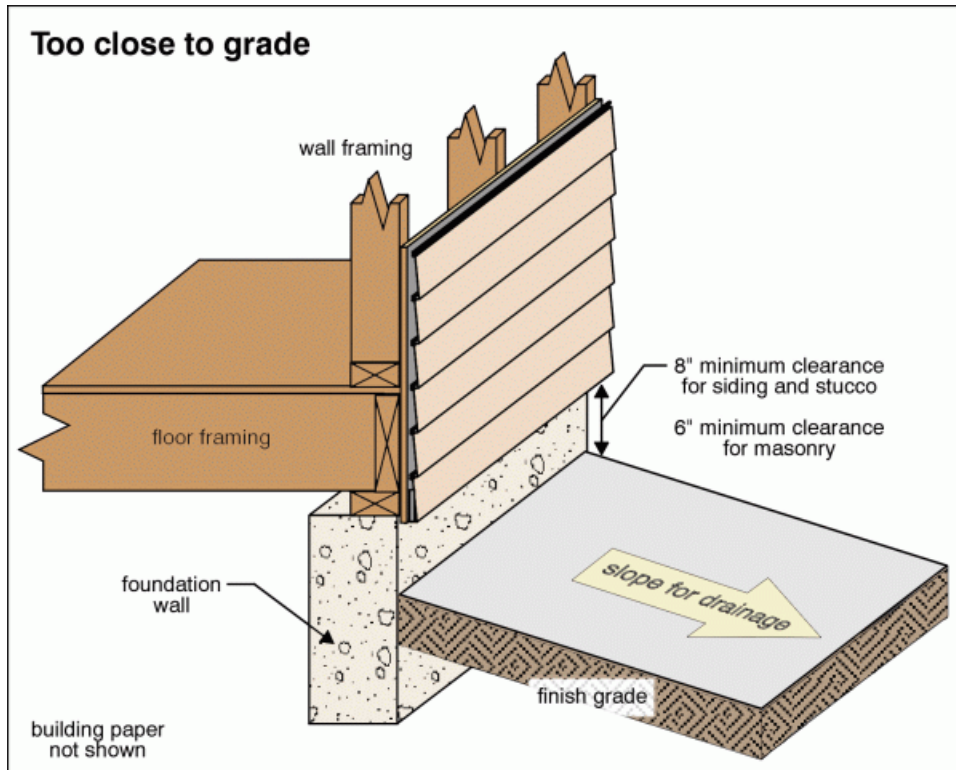
9. Damage

5. Condition: • [Loose or missing pieces](#)



10. Loose or missing pieces

6. Condition: • [Too close to grade](#)



EXTERIOR

136 Holly Trail, Trinity, TX May 30, 2024

- SUMMARY
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11. Too close to grade



12. Too close to grade



13. Too close to grade



14. Too close to grade

EXTERIOR

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15. *Too close to grade*

7. **Condition:** • Paint needed



16. *Paint needed*

OUTBUILDINGS \ Observations

8. **Condition:** • Leak

EXTERIOR

136 Holly Trail, Trinity, TX May 30, 2024

- SUMMARY
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17. Leak



18. Leak

9. Condition: • Wood to soil contact



19. Wood to soil contact

STRUCTURE

136 Holly Trail, Trinity, TX May 30, 2024

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SEPTIC

Description

Type of Foundation(s): • [Poured concrete](#)
Foundation Performance Opinion: • Satisfactory
Roof Structures and Attics Viewed From: • No access was gained to the roof structure/attic
Configuration: • [Slab-on-grade](#)
Floor construction: • Slab - concrete
Exterior wall construction: • [Steel frame](#)
Roof and ceiling framing: • [Steel frame](#)

Observations and Recommendations

FOUNDATIONS \ Performance opinion

10. **Condition:** • Acceptable

- SUMMARY
 - ROOFING
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Description

Type of Wiring: • [Copper - non-metallic sheathed](#)

Service entrance cable and location:

- [Underground copper](#)



20. *Underground copper*

Service size:

- [200 Amps \(240 Volts\)](#)



21. *200 Amps (240 Volts)*

Main disconnect/service box type and location:

- [Breakers](#)



22. Breakers

System grounding material and type:

- [Copper - ground rods](#)



23. Copper - ground rods

Electrical panel manufacturers:

- GE

- SUMMARY
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24. GE

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • None noted

Carbon monoxide (CO) alarms (detectors): • None noted

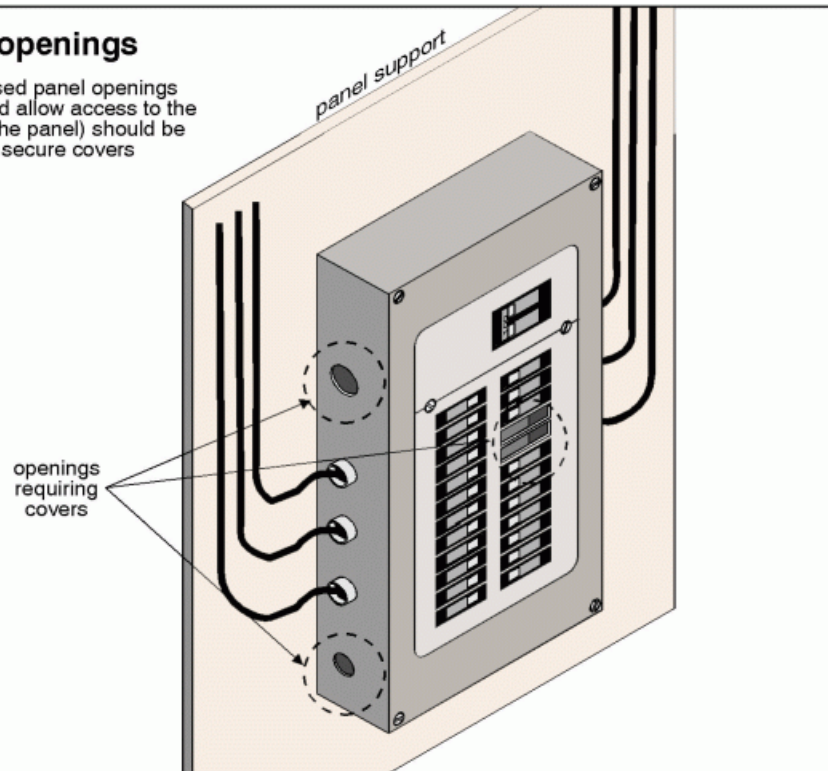
Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • [Openings in panel](#)

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



25. Openings in panel

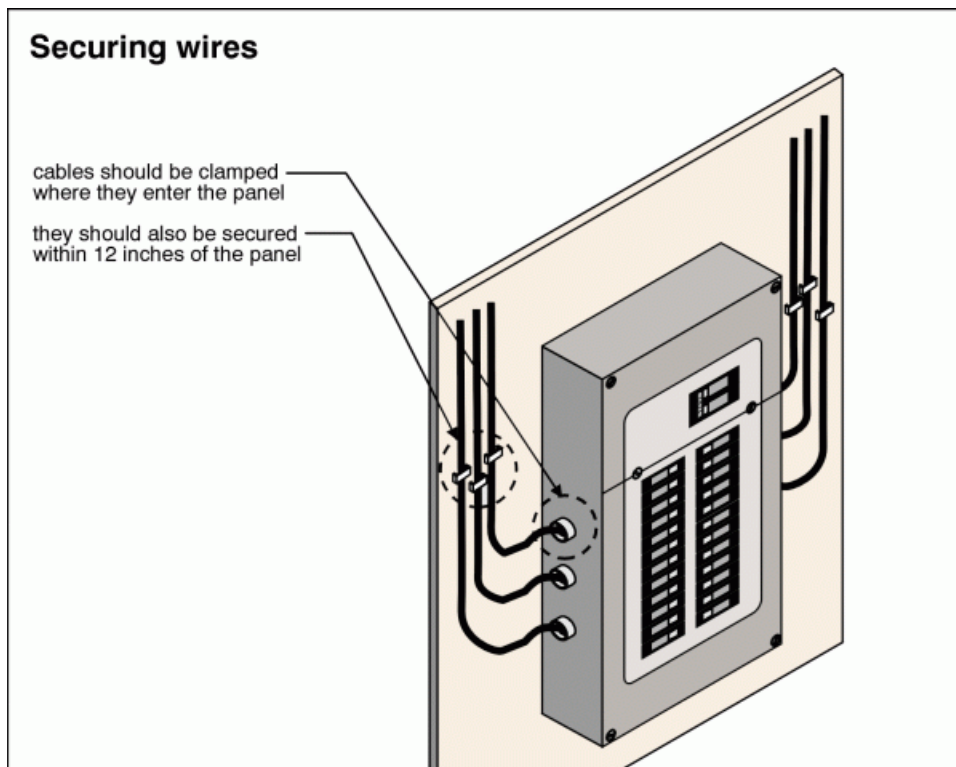
12. Condition: • Screw missing

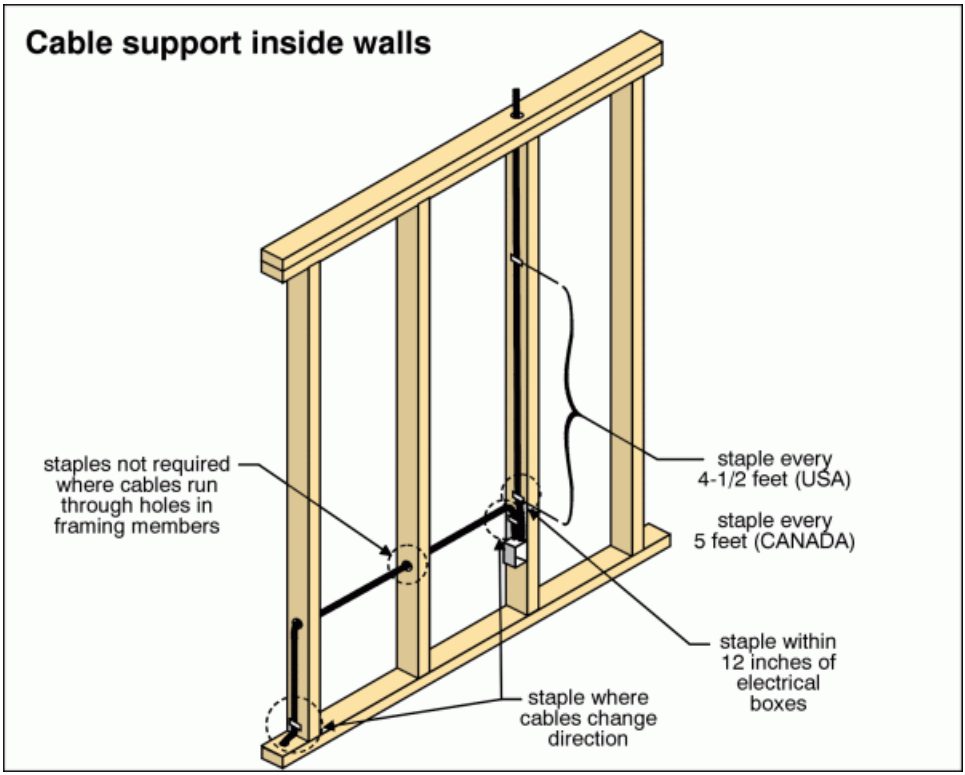


26. Screw missing

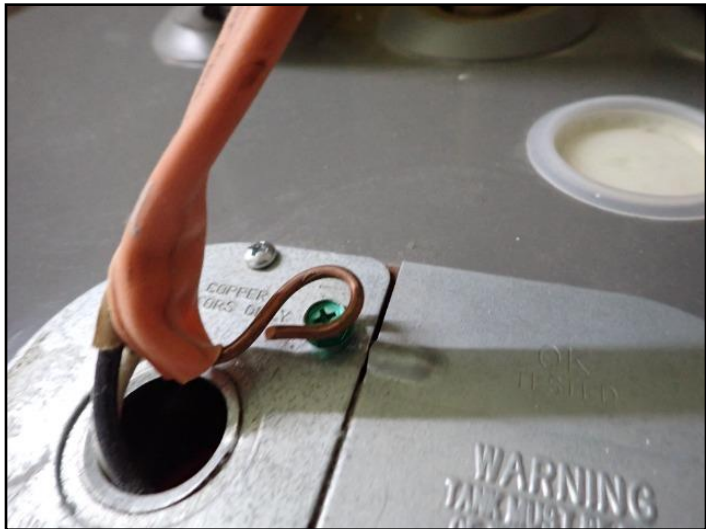
DISTRIBUTION SYSTEM \ Wiring (wires) - installation

13. Condition: • [Not well secured](#)





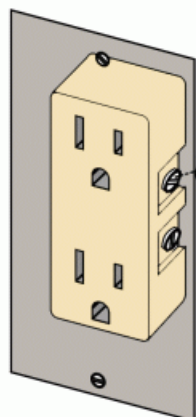
27. Not well secured



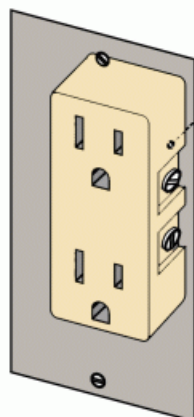
28. Not well secured

14. Condition: • [Loose connections](#)

Types of connections

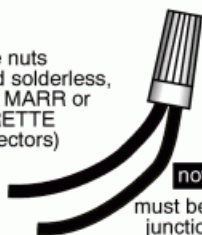


screw terminals



push-in terminals
(also called bayonet or dagger connections)

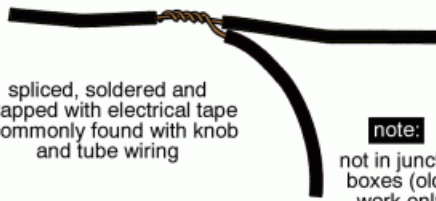
wire nuts
(also called solderless, twist-on, MARR or MARETTE connectors)



note:

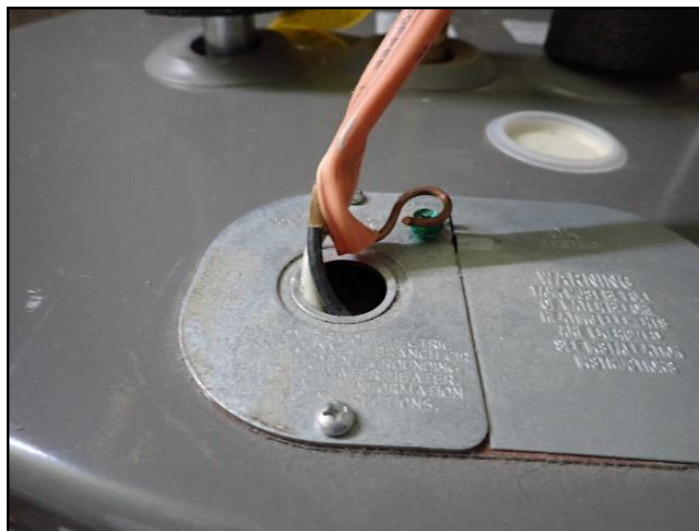
must be inside junction box

spliced, soldered and wrapped with electrical tape - commonly found with knob and tube wiring



note:

not in junction boxes (older work only)

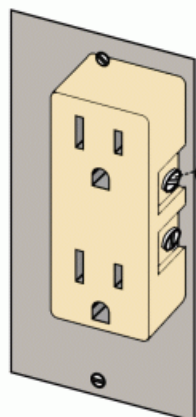


29. Loose connections

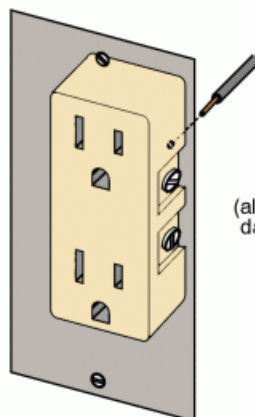
DISTRIBUTION SYSTEM \ Junction boxes

15. Condition: • [Missing](#)

Types of connections

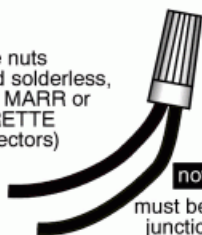


screw terminals



push-in terminals
(also called bayonet or dagger connections)

wire nuts
(also called solderless, twist-on, MARR or MARETTE connectors)



note:
must be inside junction box

spliced, soldered and wrapped with electrical tape - commonly found with knob and tube wiring



note:
not in junction boxes (older work only)



30. Missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

16. Condition: • [Ungrounded](#)

ELECTRICAL

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Report No. 1283

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31. Ungrounded



32. Ungrounded

17. Condition: • [Loose](#)



33. Loose



34. Loose

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

18. Condition: • Kitchen counters



35. Kitchen counters

19. Condition: • Garage



36. Garage

DISTRIBUTION SYSTEM \ Cover plates

20. Condition: • [Missing](#)

ELECTRICAL

136 Holly Trail, Trinity, TX May 30, 2024

Report No. 1283

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HEATING

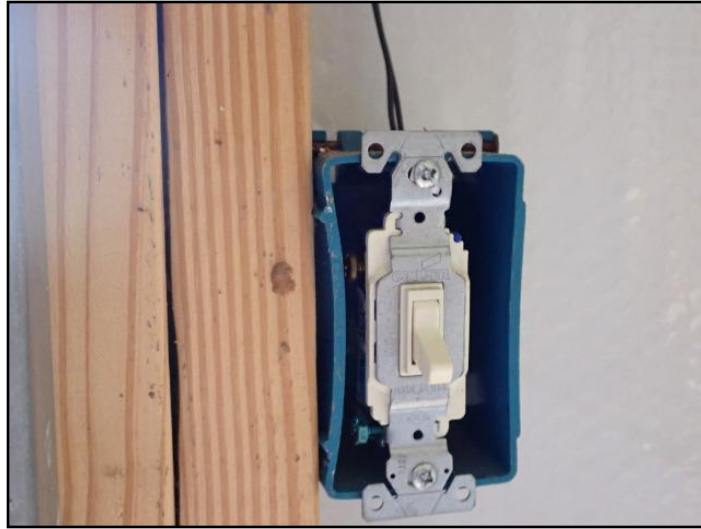
COOLING

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37. Missing

HEATING

136 Holly Trail, Trinity, TX May 30, 2024

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Description

Type of Systems: • Split System

Energy Sources: • [Electricity](#)

Furnace manufacturer: • Daiken

Supply temperature:

• 85°



38. 85°

Observations and Recommendations

RECOMMENDATIONS \ Overview

21. **Condition:** • Operating as should at time of inspection

- SUMMARY
 - ROOFING
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Description

Type of Systems: • [Ductless system](#)
Air conditioning type: • Ductless (Mini split) system
Manufacturer:
• Daikin



39. Daikin



40. Daikin

Cooling capacity: • Not determined
Compressor approximate age:
• 3 years

Minimum Circuit Ampacity (A)		16.2
Fan Motor	FLA (A)	0.50
	Output (W)	61
Compressor Motor	RLA (A)	16
	LRA (A)	16
Mass : 82 lbs (37 kg)		
Manufacture Date :		2021.03
SCCR KA rms, Symmetrical @600V MAX :		5
Protection : IPX4 Design Pressure : High side : 536 psig Low side : 236 psig		
KWDOA5SLY18CR		R410A
CONFORMS TO ANSI/UL STD 1995 CERTIFIED TO CSA STD C22.2 NO.236		

41. 3 years

Supply temperature:
• 55°

COOLING & HEAT PUMP

136 Holly Trail, Trinity, TX May 30, 2024

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42. 55°

Return temperature: • 70°

Temperature difference across cooling coil: • Acceptable temperature difference: 14° to 22°

Observations and Recommendations

RECOMMENDATIONS \ Overview

22. Condition: • Operating as should at time of inspection

INSULATION AND VENTILATION

136 Holly Trail, Trinity, TX May 30, 2024

- SUMMARY
 - ROOFING
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Description

Approximate Average Depth of Insulation: • 4 inches
Attic/roof insulation material: • Sprayed foam
Attic/roof insulation amount/value: • 4 inches

Observations and Recommendations

RECOMMENDATIONS \ Overview

23. Condition: • Operating as should at time of inspection

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- SEPTIC

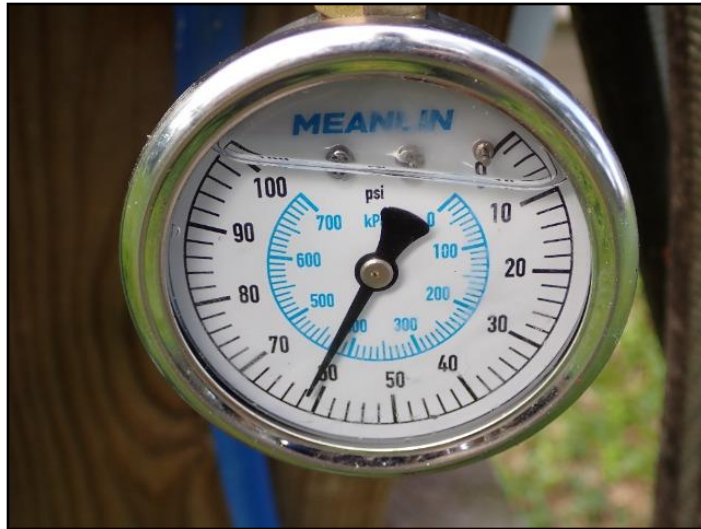
Description

- Location of water meter:** • Front near street
- Location of Main water supply valve:** • Meter
- Static water pressure reading:** • [60 psi](#)
- Type of supply piping material:** • PEX
- Type of drain piping material:** • Plastic
- Water Heating Energy Source:** • [Electric](#)
- Water Heating Capacity:** • [40 gallons](#)
- Main water shut off valve at the:**
 - Meter



43. Meter

- Water flow and pressure:**
 - [Functional](#)



44. 60 psi

Water heater type: • Tank

Water heater location: • Bathroom

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• Rheem



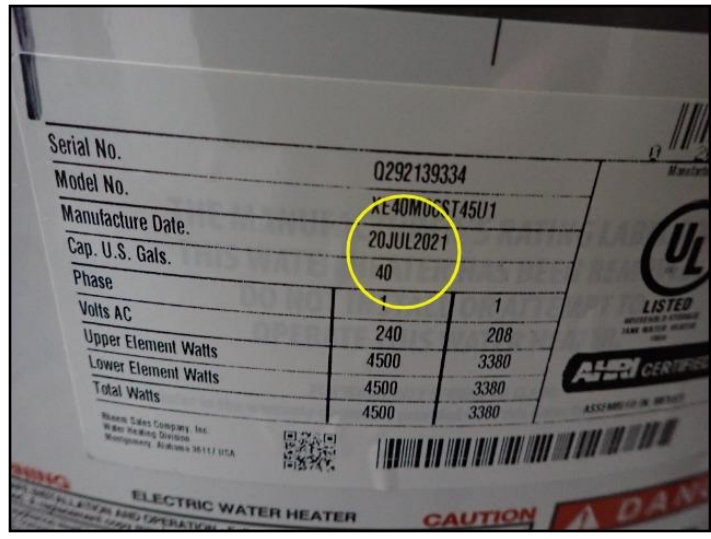
45. Rheem

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age:

• 3 years

- SUMMARY
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46. 3 years

Hot water temperature (Generally accepted safe temp. is 120° F):

- 115° F



47. 115° F

Waste disposal system: • Septic system • Aerobic

Waste and vent piping in building:

- [Plastic](#)



48. Plastic

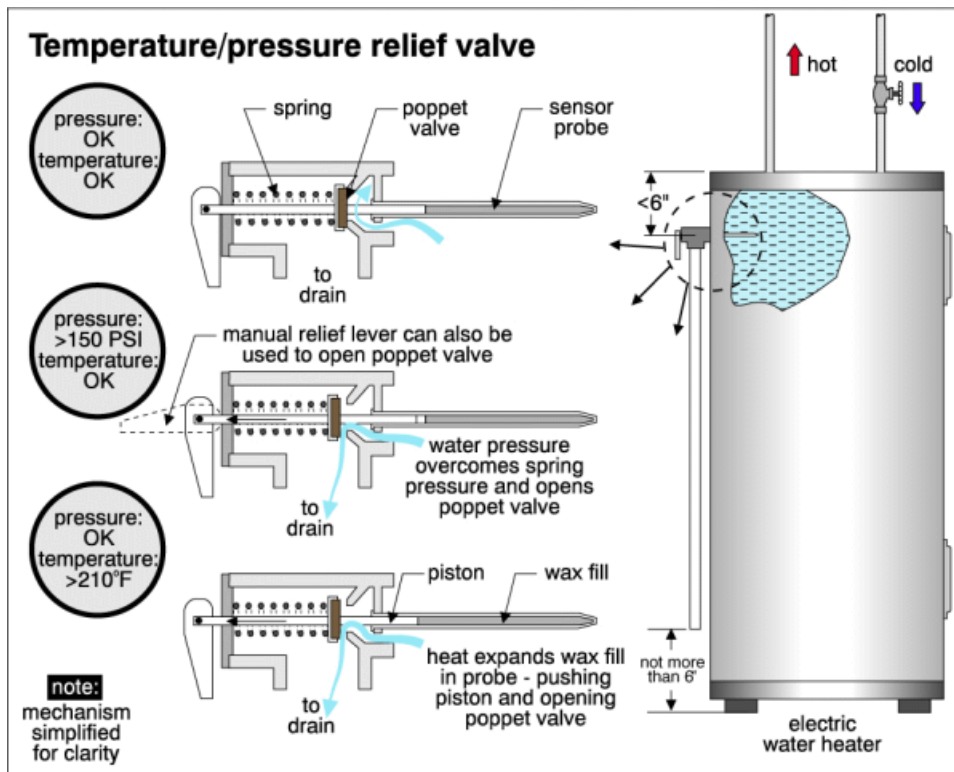
49. Plastic

Sewer cleanout location: • Back yard

Observations and Recommendations

WATER HEATER \ Temperature/pressure relief (TPR) valve

24. Condition: • [Discharge tube missing](#)

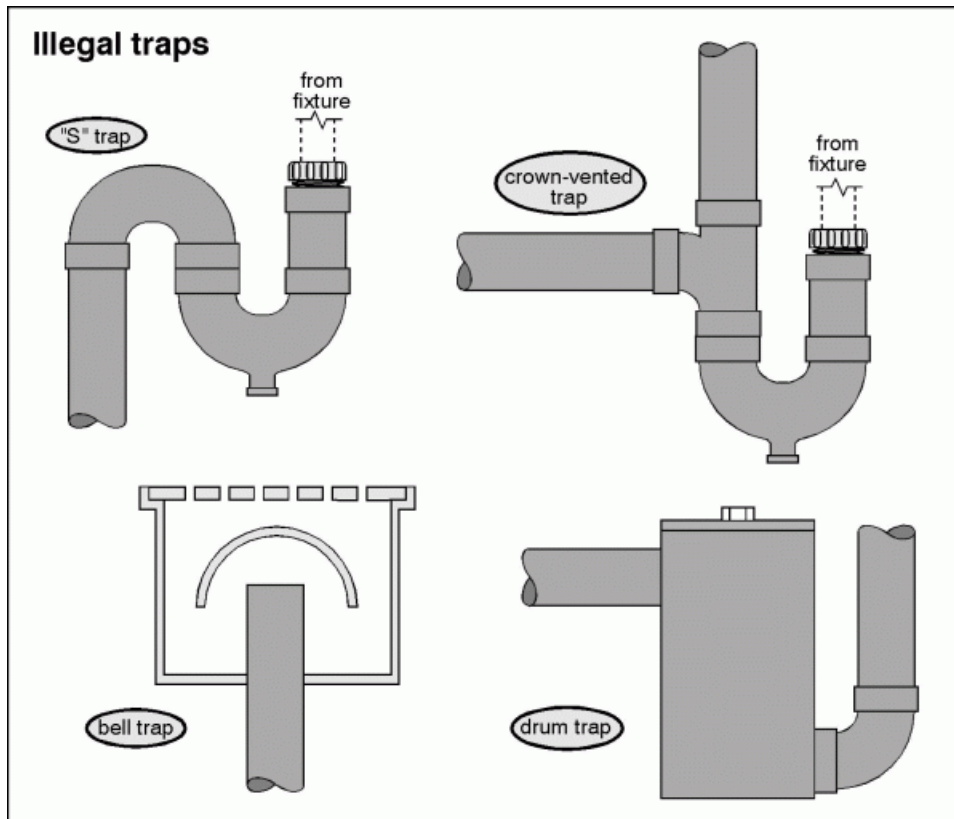


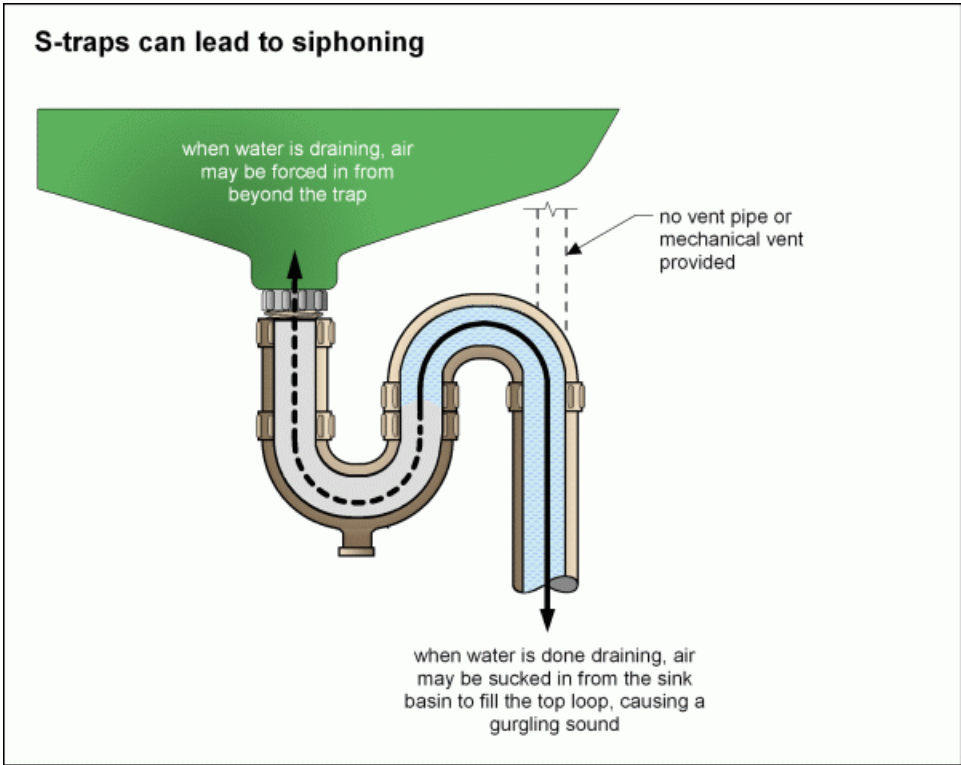


50. Discharge tube missing

WASTE PLUMBING \ Traps - installation

25. Condition: • [Wrong type](#)





51. Wrong type



52. Wrong type

Description

Major wall and ceiling finishes: • [Paneling](#)

Windows: • [Single/double hung](#)

Exterior doors - type/material: • Hinged

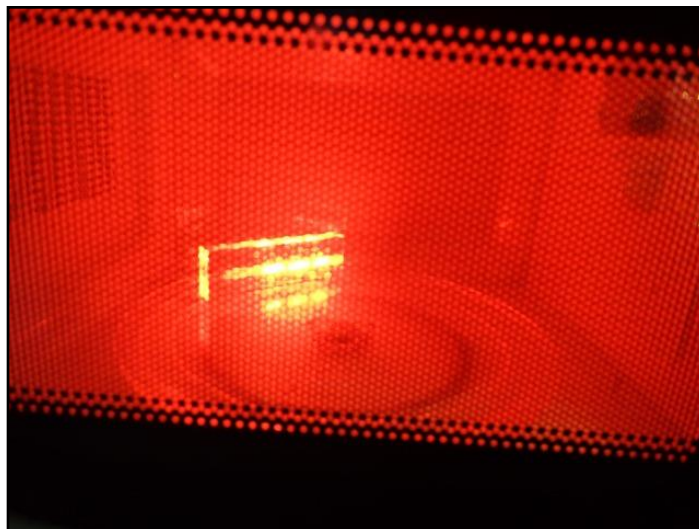
Appliances:

• Refrigerator



53. Refrigerator

• Microwave oven



54. Microwave oven

Observations and Recommendations

CEILING AND WALLS \ General notes

26. Condition: • Water staining



55. Water staining

DOORS \ Doors and frames

27. Condition: • [Loose or poor fit](#)



56. Loose or poor fit

28. Condition: • [Swings open or closed by itself](#)

INTERIOR

136 Holly Trail, Trinity, TX May 30, 2024

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SEPTIC



57. Swings open or closed by itself

SEPTIC

136 Holly Trail, Trinity, TX May 30, 2024

- SUMMARY
 - ROOFING
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Description

Reason for Inspection: • Real Estate Presale

Clients Future Plans for Property: • Leaving as is

Number of Bathroom's: • One

Septic Tank Material:

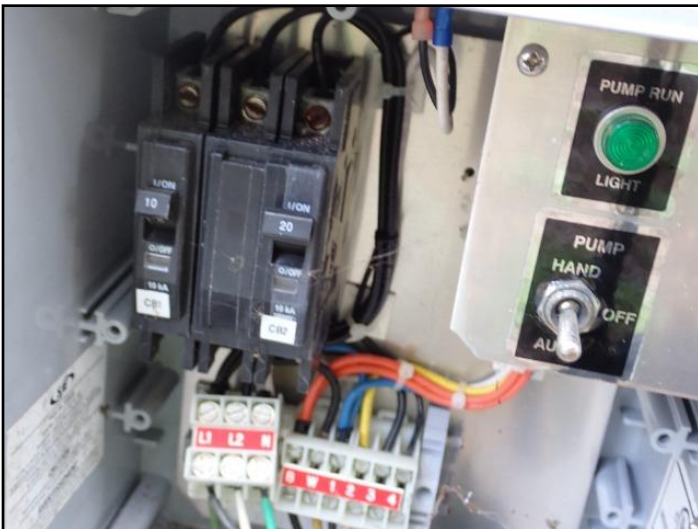
- Fibreglass



58. Fibreglass



59. Fibreglass



60. Fibreglass



61. Fibreglass

SEPTIC

136 Holly Trail, Trinity, TX May 30, 2024

- SUMMARY
- ROOFING
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Observations and Recommendations

SYSTEM \ Failure probability

29. Condition: • Low

END OF REPORT