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NHI - RESIDENTIAL INSPECTION

988 Crane Ln
Bolivar Peninsula, TX 77650

Inspector
Trevor Bullock
Professional Home Inspector (TREC ID: 25153)
(832) 607-2104
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Agent
Kim Moore
eXp Realty, LLC
713-817-1480
kimberly@theshorttermshop.com

PROPERTY INSPECTION REPORT FORM

Xiao yu (Sindy) Zheng	01/31/2022 1:00 pm
Name of Client	*Date of Inspection*
988 Crane Ln, Bolivar Peninsula, TX 77650	
Address of Inspected Property	
Trevor Bullock	Professional Home Inspector (TREC ID: 25153)
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.

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).

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 (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

Date of inspection: 01/31/2022 -
Repair Pricer:

If you are confused by what this report means to your bottom line, keep in mind that we offer Repair Pricer on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the house looking at it would see it.

For example, the "front left bedroom" would be located on the front left side of the home, as person would reference if standing at the front of the house looking at it.

Type of building: Single Family
Style: Traditional
In attendance: None
Weather conditions: Light Rain
Outdoor temperature: 60ºF to 70ºF
Occupancy & furnishings: Furnished
Furnishings obstruction:
The home contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.

Water distribution pressure: 60-70 psi -
This inspection included a water distribution pressure check throughout home as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.

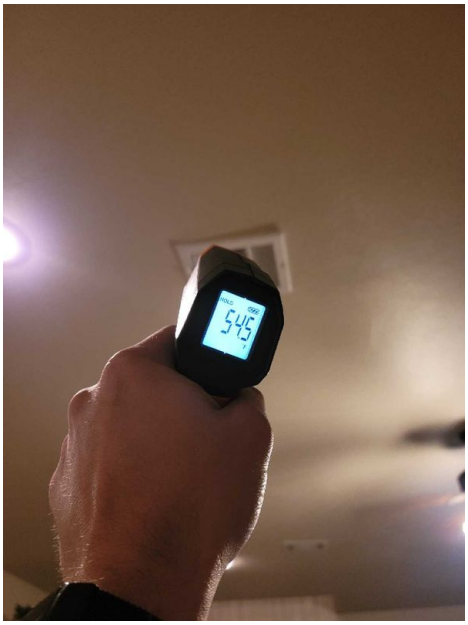
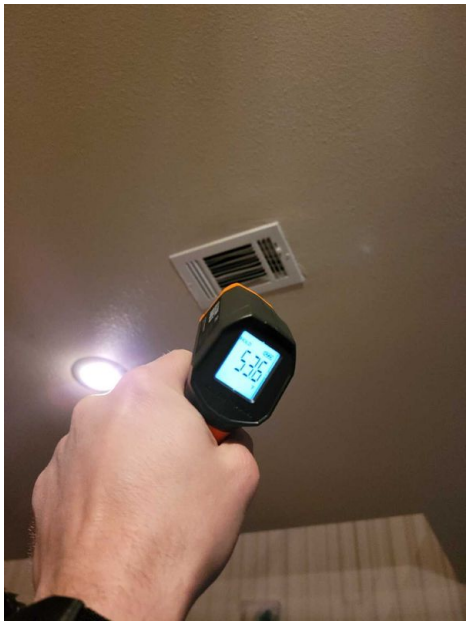
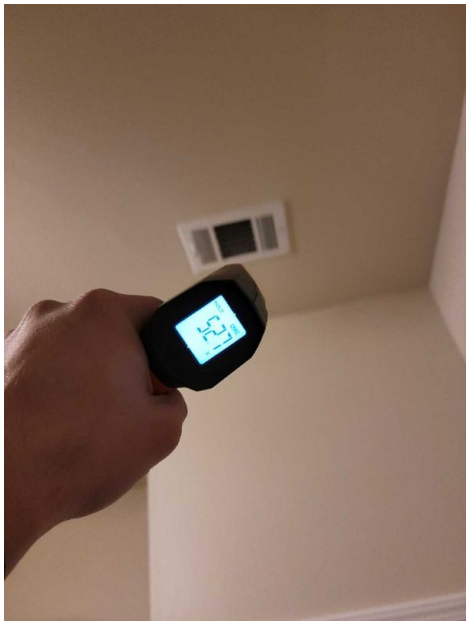
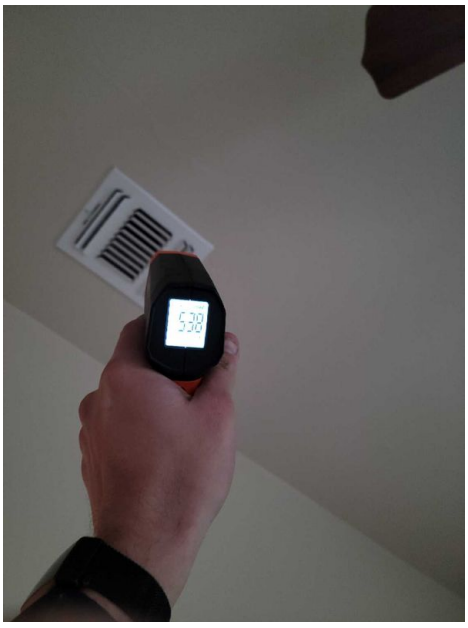
70psi

Water heater temperature:
This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet in the home. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.

2+ water heaters exist:
Two or more (2+) water heaters exist. Inspector was not able to determine which fixtures in the home are supplied by which water heater. As such, only a single (1) temperature check was completed and inspector confirmed the presence of hot water (to the touch) at other fixtures in the home.

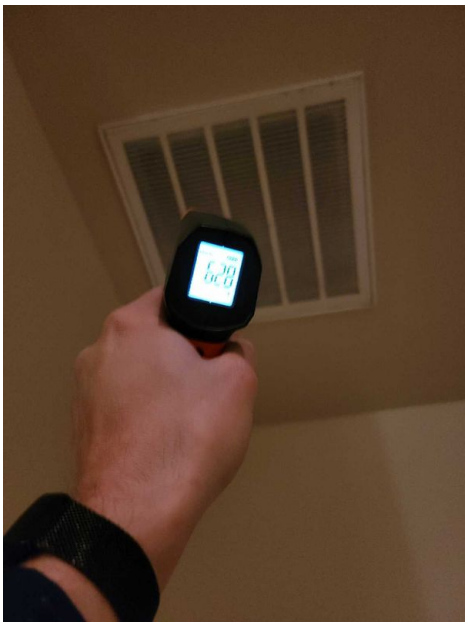
Average temperature differential: 10° to 15°
Photo(s) of supply(s):
Supplys deliver the cooled/heated air to the house though supply ducts and registers.

Photo(s) of return(s):
Returns deliver air back to HVAC air handler, furnace, and evaporator.

Average temperature differential: 15° to 20°
Photo(s) of supply(s):
Supplys deliver the cooled/heated air to the house though supply ducts and registers.

Photo(s) of return(s):
Returns deliver air back to HVAC air handler, furnace, and evaporator.

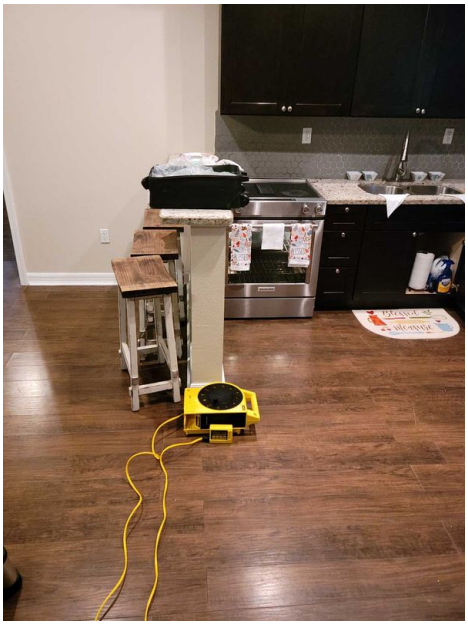
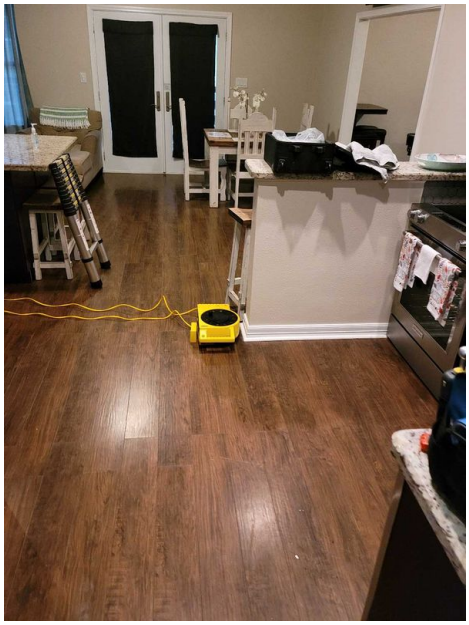


Thermal / infrared imagery:
This inspection included thermal imagery as part of your inspection package.

Thermal imaging is a method of using infrared radiation and thermal energy to gather information about objects, in order to formulate images of them, even in low visibility environments. Thermal imaging is based upon the science of infrared energy (otherwise known as "heat"), which is emitted from all objects. This energy from an object is also referred to as the "heat signature", and the quantity of radiation emitted tends to be proportional to the overall heat of the object. Thermal cameras or thermal imagers are sophisticated devices comprised of a sensitive heat sensor with the capacity to pick up minute differences in temperature. As they gather the infrared radiation from objects in a particular environment, they can start to map out an image based on the differences and inflexions of the temperature measurements. Also, thermal imagery is less effective when the temperature outside the structure is similar to the temperature inside the structure.

Photos in this section, if they are present, may not represent a deficiency and are primarily for documentation purposes. Deficiencies from thermal imagery can also be documented below and/or throughout the report as discovered.

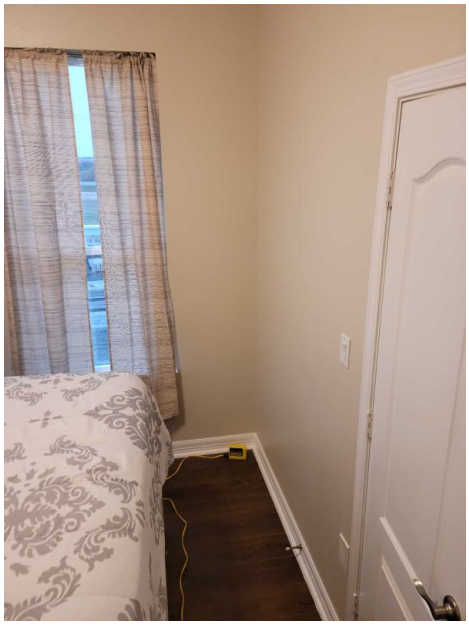
Base location photo(s):
The base location represents the 0-elevation mark where all other elevation readings are based. The other elevations read from the control panel represent the difference in elevation (in inches) from this base.

House level plot photo(s):
This inspection included a house level plot. The house level plot is a high precision altimeter that measures the elevation differences throughout the home. The altimeter works be measuring the difference between the base station elevation and the adjoining rooms. The measurements shown on the control panel in this section of the report are in inches and represent the difference (both positive + and negative-) in elevation between the base station and the control panel photo.

The altimeter only reads differences in elevation throughout the home and does not determine the mean sea level elevation of the finished floor as a survey would for base floodplain elevation consideration, for example.



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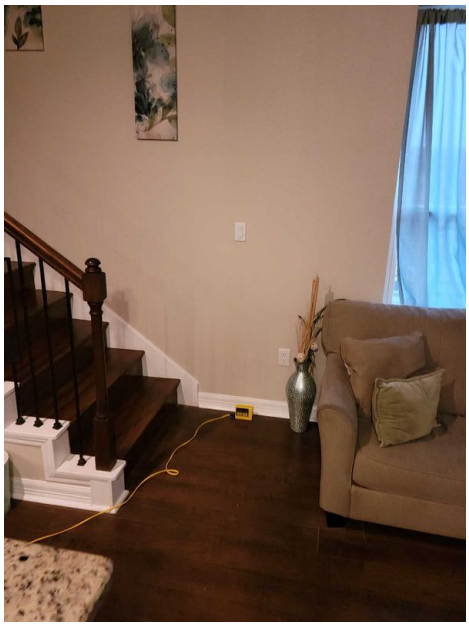

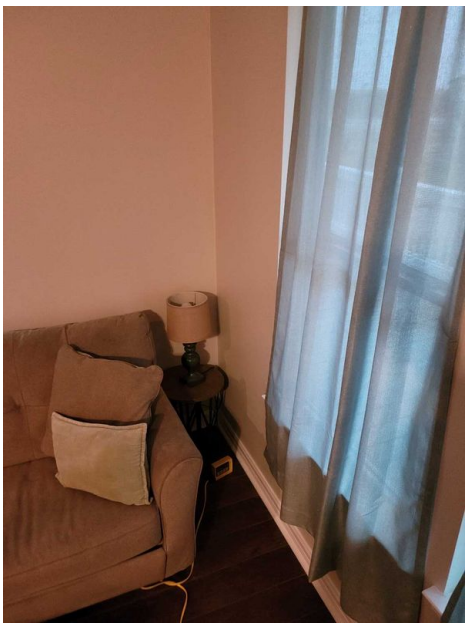

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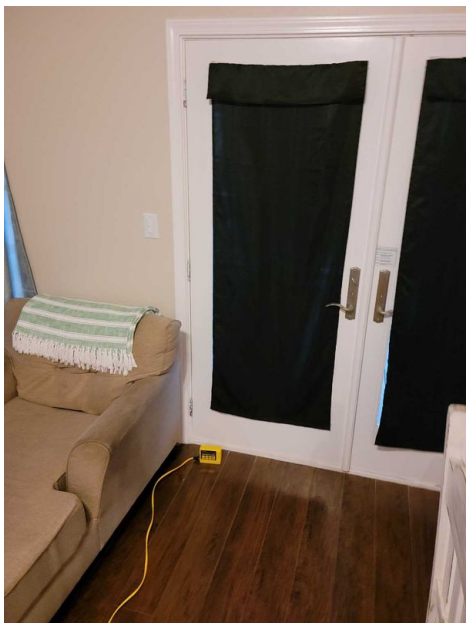


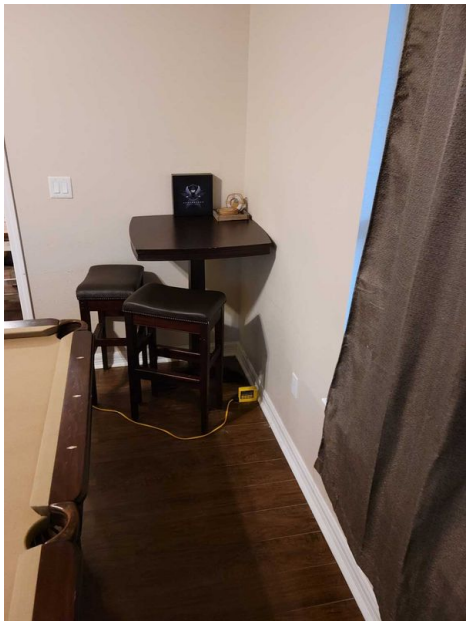

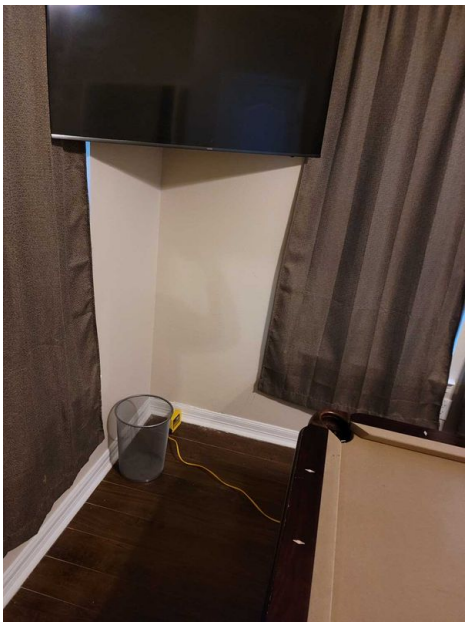

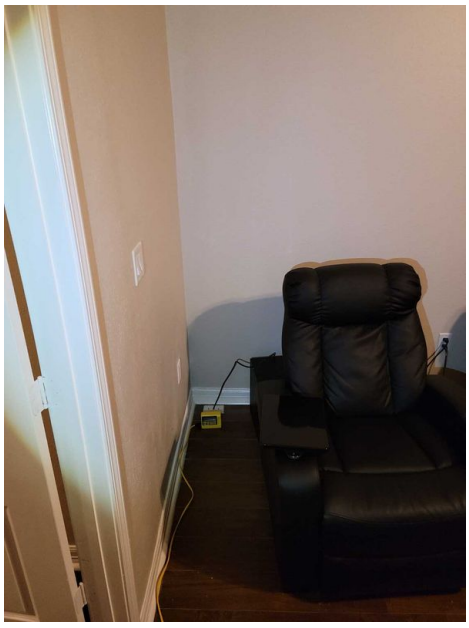
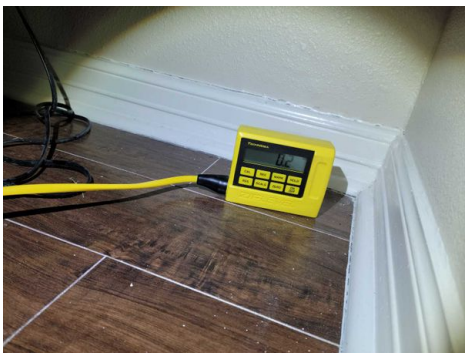
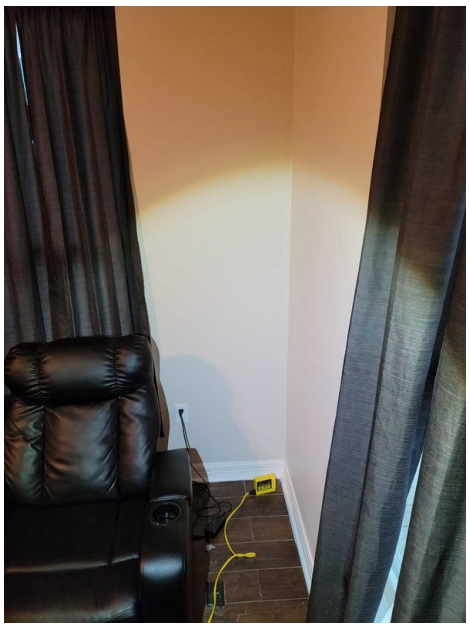


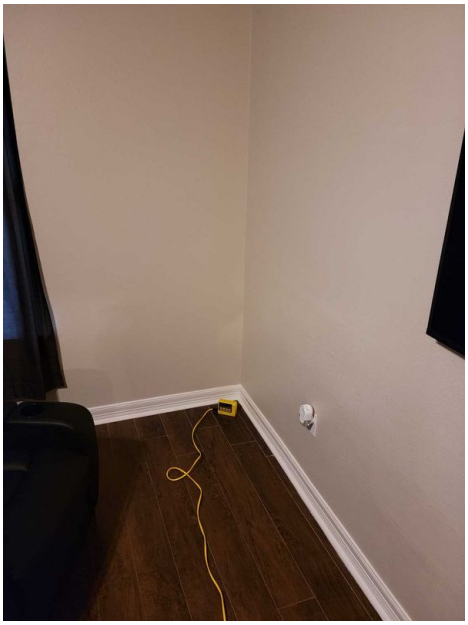

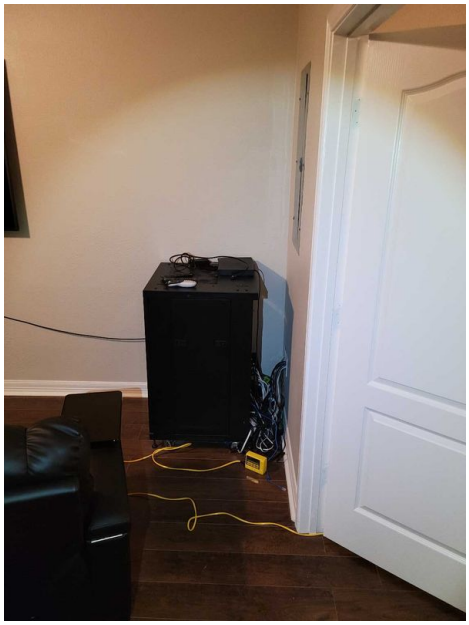

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of foundation: Block / Pier & Beam

Performance - no notable deficiencies:

The foundation exhibited no indications of possible foundation issues. Deficiencies noted in this report are considered primarily cosmetic at this time. It is recommended that the client always monitor the home for future settlement, crack widening, or door/window misalignment issues. These could all be indicators that foundation issues are occurring or present.

1: Minor rot

Recommendation

One or morr piers and/or beams show minor rot. These areas should be cleaned sealed and kept free of moisture to prevent further rot and damage to support members

Recommendation: Contact a qualified handyman.

Right Back

Back 2nd Right

Garage Front Left

☒ ☐ ☐ ☒ **B. Grading and Drainage**

1: Gutters not present

Maintenance Item

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

I	NI	NP	D

Gutters are used to direct rain water away from the foundation of the building which can help protect the foundation, reduce erosion, and prevent leaks/flooding from forming. The house does not have gutters. Recommend installation as necessary.

Recommendation: Contact a qualified gutter contractor

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of roof covering: Asphalt / Composition Shingles
Inspected roof from: Drone

Unable to access: Too High (Considered Unsafe), Recently Rained (Considered Unsafe), Drone Inspection - In most cases, the inspector attempts to traverse roof surfaces during the inspection. The roof was inaccessible and the inspection was completed via other means, without physically walking on top. InterNACHI Standards of Practice do not require the inspector to climb on any roof that is determined to be unsafe.

1: Damaged coverings

Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.




2: Discoloration

Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Here is a helpful article on common roof stains.

Recommendation: Contact a qualified roofing professional.

3: Exposed nails

Recommendation

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.

4: Vents Unpainted

Maintenance Item

Roof vents are unpainted and should be painted with a rust preventative paint (of any color). Additionally, unpainted vents are more likely to cause discoloration of roofing materials (shingles, metal, etc.).

Recommendation: Contact a qualified roofing professional.


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

Inspected attic from: Limited Attic Walk

Type of insulation: Blown-In / Loose Fill

Depth of insulation: 11.5 Inches (R-38) (2x12) -

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.


Type of underlayment: Plywood

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I	NI	NP	D
☒	☐	☐	☒

E. Walls (Interior and Exterior)

Wall material (exterior): Concrete Board

Wall material (interior): Drywall

1: Siding is damaged or missing

Recommendation

The siding is damaged in these areas. Recommend a general contractor to resolve, as necessary.

Recommendation: Contact a qualified general contractor.

Front Middle

Right Front

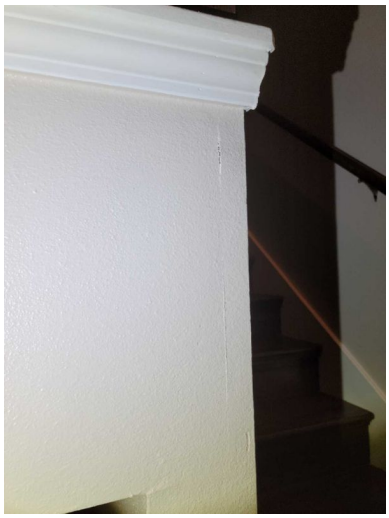
Primary Floor Back Left

2: Cracks minor

Recommendation

Minor cracking was observed in wall structure. This is common in homes this age and is often determined to be cosmetic. Cracks can grow over time; recommend monitoring.

Recommendation: Recommended DIY Project



Stairs Middle

Top Floor 1st Bedroom Closet

Front Door

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

I	NI	NP	D

3: Area of possible mold

Safety Hazard

Observed signs of suspected mold in debris left in garage (discoloration, mold odor, mold spots, etc.)
Recommend mold inspector to inspect other areas

Recommendation: Contact a qualified mold inspection professional.

Garage

4: High levels of moisture present

Recommendation

There are high level areas of moisture present on this wall. This was identified by a water stain or sign of water intrusion (active rot, wrinkled wallpaper, curled paint, expanded wood trim, etc.).

While relative humidity can have some effect on moisture levels, drywall is considered to have an appropriate level of moisture if it has a moisture content of between 5 and 12%.

Moisture readings in this area are significantly higher than normal indicating an active building or plumbing water leak. Recommend a mold remediation contractor evaluate the area and a general contractor to determine why the area is experiencing high moisture levels.

Recommendation: Contact a qualified mold remediation contractor

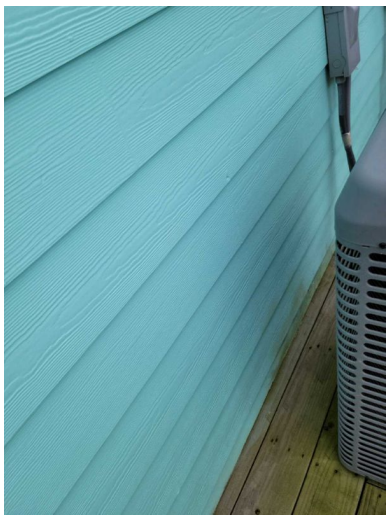
Game Room

5: Mildew is present

Recommendation

Mildew is present in areas of the home's exterior. Areas that build up mildew are often higher in moisture content and will need to be cleaned more frequently. Recommend power-washing and/or cleaning of the mildew off of the exterior.

Recommendation: Recommended DIY Project



6: Cabinet - water damage

Recommendation

One or more areas of the cabinet show signs of water damage. This is caused by water inundation or active leaking of the plumbing fixtures from above. Particularly in older homes, signs of water damage under the sink cabinets including stains, warping, and sagging flooring could be from previous deficiencies and are common discoveries. Recommend monitoring for future leaking and replacement depending on clients opinion.

Recommendation: Recommend monitoring.

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

I	NI	NP	D


Primary Floor Hall Bathroom


Top Floor 1st Bedroom Bathroom


Top Floor 2nd Bedroom Bathroom


Kitchen

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Ceiling - water stain observed

Recommendation

A stain on the ceiling is present. This stain did not visually appear damp and could be from a previously resolved water leak. Inspector is not always able to perform a spot moisture test on ceiling water stains because of the location and height. Recommend monitoring and addressing as necessary.

Recommendation: Contact a qualified general contractor.

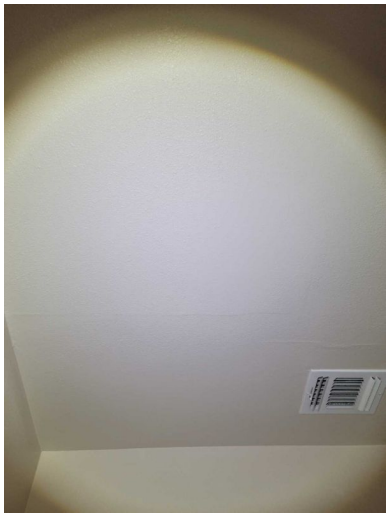
Primary Living above island

2: Ceiling - sagging drywall

Recommendation

Ceiling drywall sagged visibly at the time of the inspection. Unable to determine cause and this could just be cosmetic to poor install i reccomend further investigation into cause and repairing area where needed

Recommendation: Contact a qualified drywall contractor.



Primary Floor Front Left Bedroom

3: Ceiling/Wall - area of possible mold

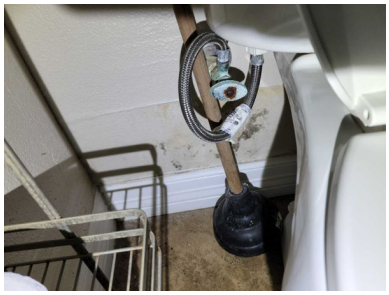
Safety Hazard

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

I	NI	NP	D	

Observed signs of mold (discoloration, mold odor, mold spots, etc.) in one or more areas in the Ceiling or Wall. Recommend mold inspector identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation: Contact a qualified mold inspection professional.



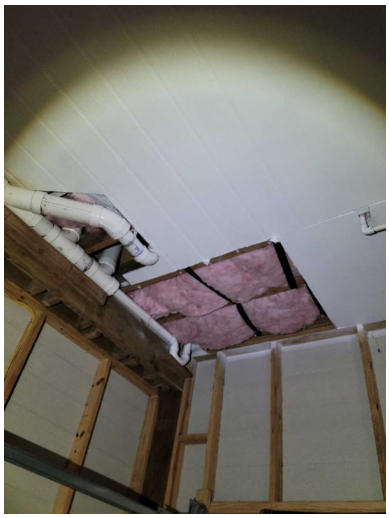
Game Room Bathroom

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

I	NI	NP	D

4: Missing
Recommendation
Area of the ceiling has been removed leaving the floor insulation exposed reccomend repairing area to prevent any damage or intrusion

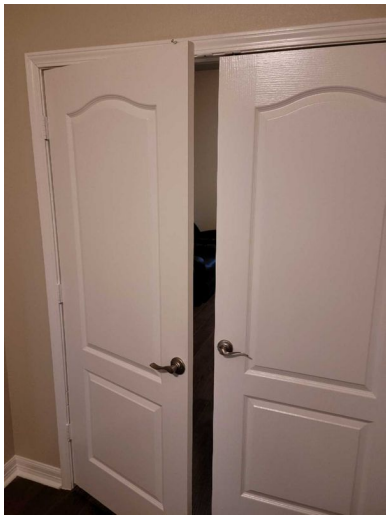
Recommendation: Contact a handyman or DIY project


Garage

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

1: Door doesn't latch or close
Recommendation
Door doesn't latch or close properly. Recommend handyman repair door, latch, and/or strike plate.

Recommendation: Contact a qualified handyman.



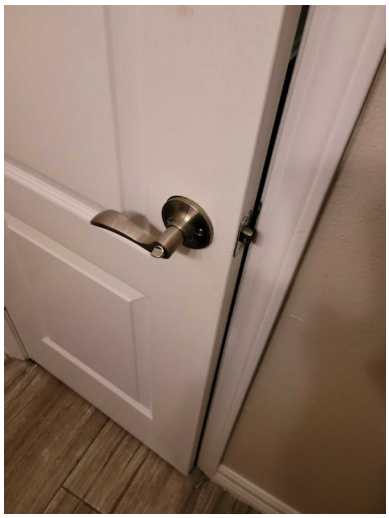
Theater Room

2: Doorknob loose

Maintenance Item

Doorknob is loose. Recommend tightening.

Recommendation: Recommended DIY Project



Top Floor 2nd Bedroom Bathroom

3: Door sticks

Recommendation

Door sticks and is tough or impossible to open and/or close. Recommend hiring a door repair and installation contractor to realign the door or sanding down offending sides.

Recommendation: Contact a qualified door repair/installation contractor.

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

I	NI	NP	D

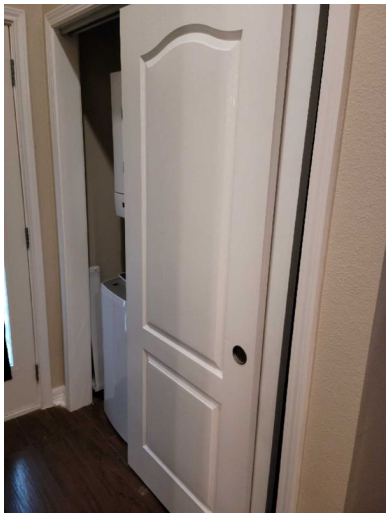
Top Floor 3rd Bedroom

4: Door rail issue

Recommendation

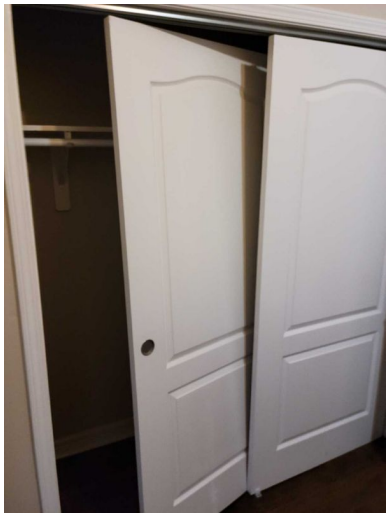
The door is not sliding on it's tracks / rails correctly or is off the tracks completely. Recommend a contractor evaluate and reinstall correctly.

Recommendation: Contact a qualified door repair/installation contractor.



Laundry

Top Floor 1st Bedroom Closet



Top Floor 2nd Bedroom Closet

5: Door threshold issue

Recommendation

The door threshold is not fully supported, loose, causing a trip hazard, or is missing. The door threshold provides for an even transition from the exterior of the home to the interior; it also allows for the door to seal properly and transition to the interior flooring. The door threshold should be firm, fully supported, and even across the bottom of the door.

Recommendation: Contact a qualified door repair/installation contractor.

Garage

6: Weather-stripping missing or insufficient

Recommendation

Door has missing or insufficient weather-stripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weather-stripping.

Here is a DIY guide on weatherstripping.

Recommendation: Recommended DIY Project

Front

☒ ☐ ☐ ☒ **H. Windows**

1: Window screen is missing or damaged

Recommendation

One or more windows has a missing or damaged screen. Recommend replacement depending on preference.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D





2: Window won't open/close fully

Recommendation

One or more windows won't open/close fully. This could be cause by a number of reasons including structural deficiencies in the home, windows are locked, broken, or are painted shut. Recommend windows be restored to functional use by an window repair and installation contractor.

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

I	NI	NP	D

Recommendation: Contact a qualified window repair/installation contractor.

Game Room

3: Window leaks at sill

Recommendation

The window sill shows signs of a window leaking water down the walls and onto the sill. This is common on homes that lack the correct flashing or necessary caulking on the exterior siding to prevent water intrusion. Recommend re-caulking the windows exterior trim or having a siding contractor evaluate a remedy as necessary.

Recommendation: Contact a qualified window repair/installation contractor.

Game room

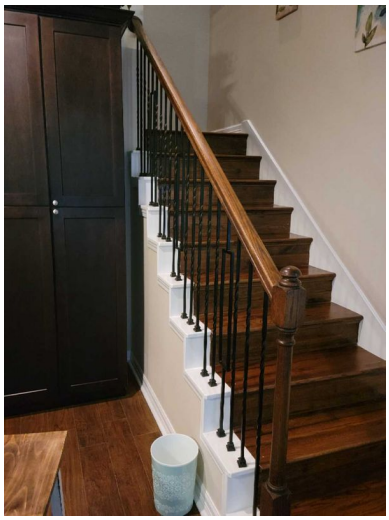
☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

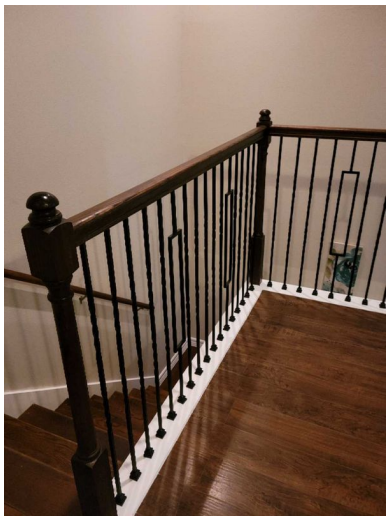
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

1: Loose handrail structure
Safety Hazard
The stairway and/or balcony handrail is loose and unsupported. This is considered a safety issue and should be strengthened or replaced with a sufficient handrail structure, handrail, and baluster system.

Recommendation: Contact a qualified professional.





☐ ☒ ☒ ☐ **J. Fireplaces and Chimneys**
Photo(s) of fireplace: None

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

1: Deck has rotted boards
Recommendation
One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

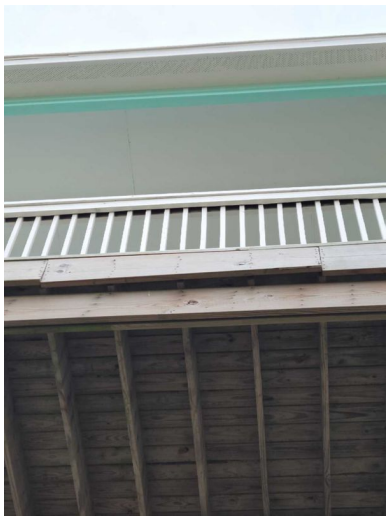
Recommendation: Contact a qualified deck contractor.

2: Deck has loose boards

Recommendation

One or more deck boards were observed to be loose. Recommend they be refastened.

Recommendation: Contact a qualified deck contractor.



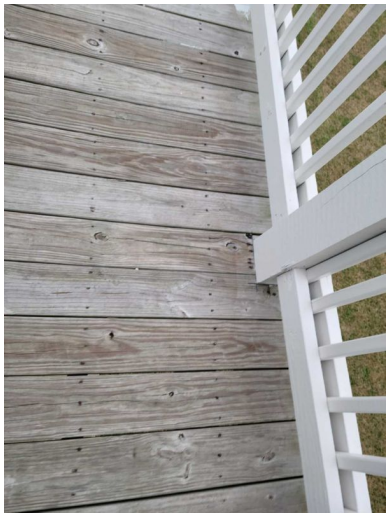
Back Right Top Floor

3: Deck has nails / screws exposed

Recommendation

One or more nails / screws were observed to be exposed. Recommend nails be reset.

Recommendation: Contact a qualified deck contractor.



4: Deck and or stairway has unstable support

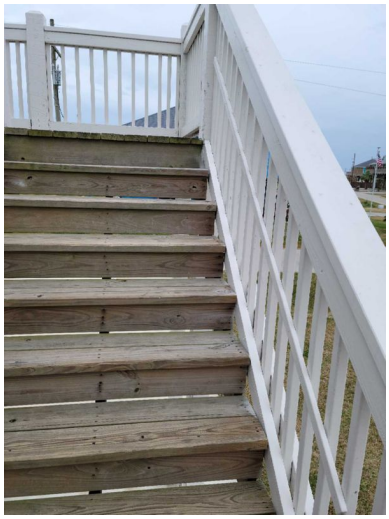
Safety Hazard

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation: Contact a qualified deck contractor.

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

I	NI	NP	D



Stairwat is loose and moves when walking

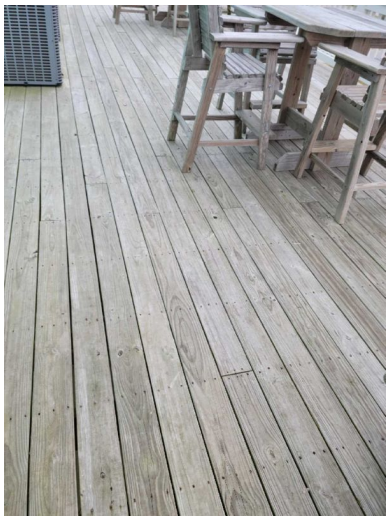
5: Deck water sealant needed

Recommendation

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation: Recommended DIY Project



☒ ☐ ☐ ☒ **L. Other**

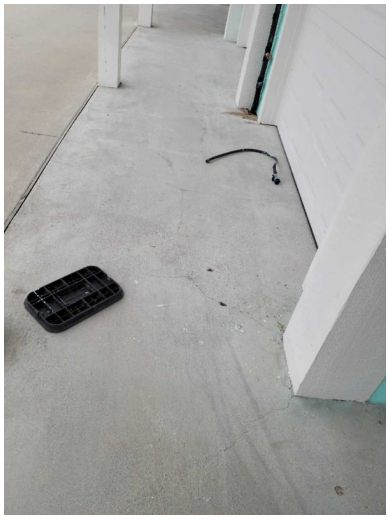
1: New concrete - cracks, separation, and heaving

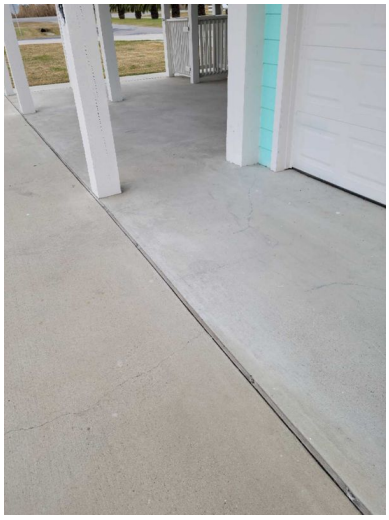
Recommendation

The driveway and/or sidewalks show signs of new cracking, separation, heaving, and/or deterioration. This is uncommon for concrete that appears to be freshly poured and/or recently installed. Fresh or recently poured concrete that exhibits immediate cracking (beyond shrinkage cracking) could have been mixed

and/or installed incorrectly. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Severe cracking can also be a safety hazard for pedestrians.

Recommendation: Contact a qualified concrete contractor.





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

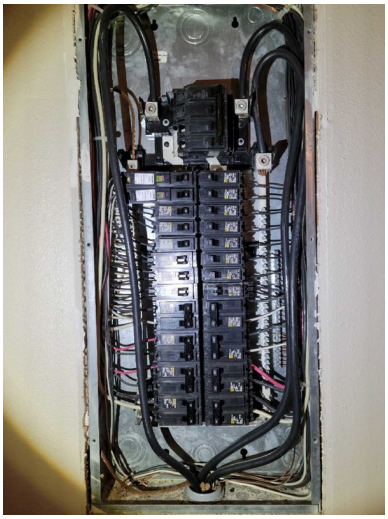
I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Photo(s) of electric meter and service: Underground Service
Photo(s) of main electric service panel: 200 Amp





Photo(s) of electric sub-panel: Capacity Undetermined


Branch circuit wiring: Copper -
Branch wiring (wiring throughout the home) should be copper for all circuits within the home. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

1: Missing AFCI breakers
Recommendation
Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for homes built after 2008, The Texas Real Estate Commission requires inspectors regardless of the home's age to mark as "deficient" where any (AFCI) protection is not installed in these areas.

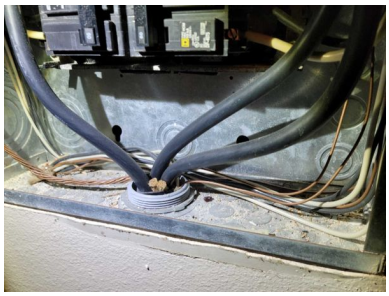
Recommendation: Contact a qualified electrical contractor.

2: Panel missing labels
Recommendation
Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.

3: Debris in panel
Recommendation
There is a build-up of debris and/or pest waste in the electrical panel. Under the right circumstances, this could cause a fire. For safety reasons, this debris should be cleared from the panel and re-sealed.

Recommendation: Contact a qualified professional.



4: Panel is corroded / rusted
Recommendation
The electrical panel is corroded / rusted. Corrosion in the panel indicates that the box is likely an older model and the presence of moisture. Recommend replacing the box or repainting.

Recommendation: Contact a qualified electrical contractor.

5: Damaged conduit
Safety Hazard

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

I	NI	NP	D

Conduit is damaged and needs to be replace to prevent any damage to the wires it is ment to protect. This is considered a safety concern considering if wires did become damaged it could lead to shock or risk of fire

Recommendation: Contact a qualified electrical contractor.


Back A/C Unit

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

1: Outlet - no GFCI protection

⚠Safety Hazard

No GFCI protection present. Recommend licensed electrician upgrade by installing ground fault receptacles in missing locations.

Recommendation: Contact a qualified electrical contractor.

Garage

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

I	NI	NP	D

Kitchen

2: Light inoperable / bulb needs replacement

Recommendation

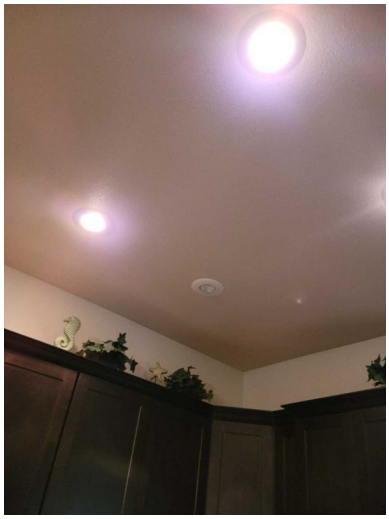
One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation: Contact a qualified electrical contractor.

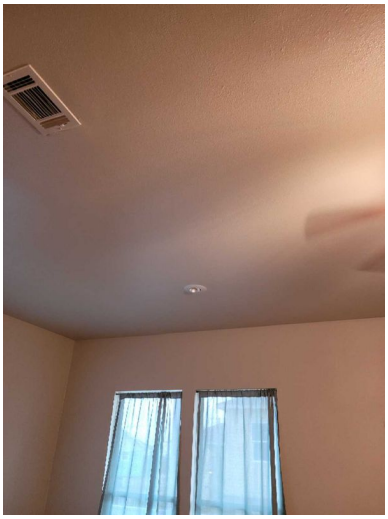
Front Left

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

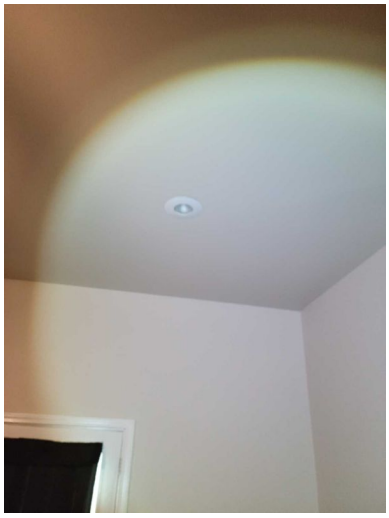
I	NI	NP	D



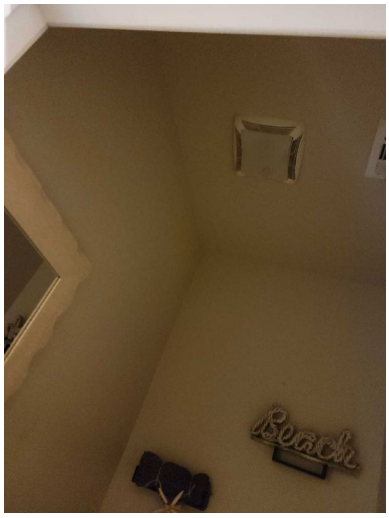
Kitchen



Primary Living



Dining



Game Room Bathroom

3: Cover plates missing, damaged, or are the wrong type

Safety Hazard

One or more receptacles are missing a cover plate, the cover plate is damaged, or the wrong type of cover plate is being used. This causes short and shock risk. External cover plates must always be present and sealed to protect against water intrusion.

Recommend installation of correct cover plate.

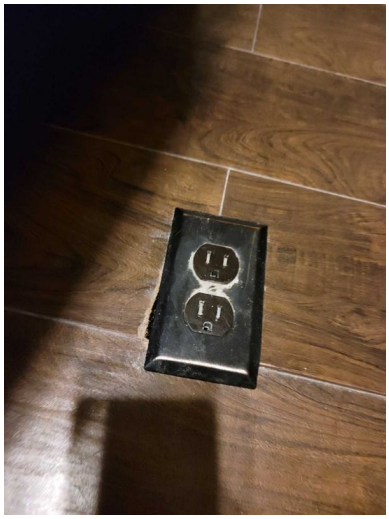
Recommendation: Contact a qualified electrical contractor.

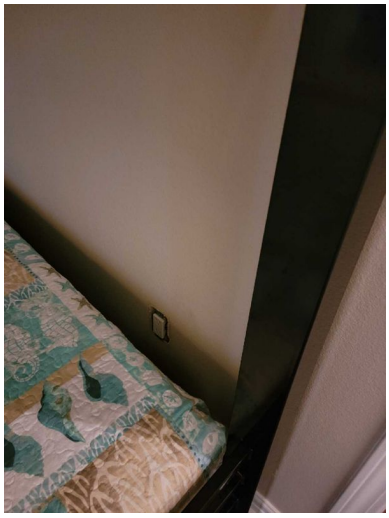
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

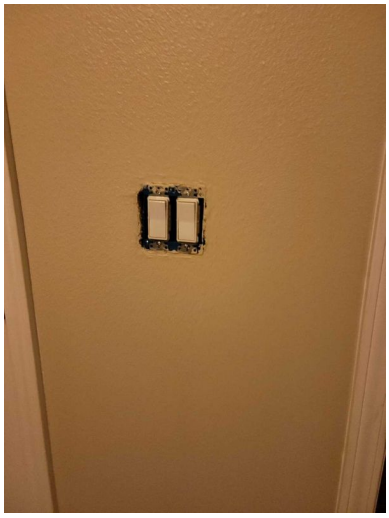
I	NI	NP	D

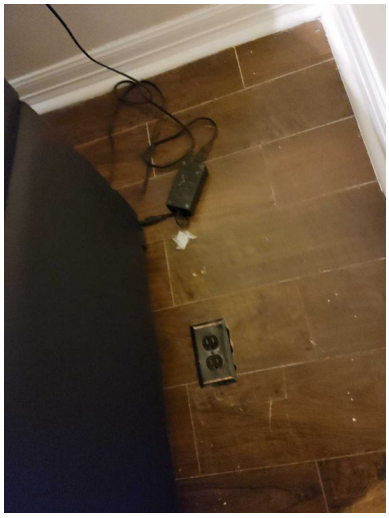

Garage


Garage Laundry


Theater room


Top Floor 1st Bedroom


Top Floor 3rd Bedroom


Theater room

4: High-voltage exposed ends & splices

Safety Hazard

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.

Right Back Primary Floor

5: Light fixture improperly sealed

Recommendation

Light fixture improperly sealed from the outdoor elements. Will allow for water penetration and could cause interior damage to home. Recommend reinstallation using approved caulking, sealants, etc.

Recommendation: Contact a qualified professional.

All exterior lights

All exterior lights

6: Outlet - GFCI not functioning

Recommendation

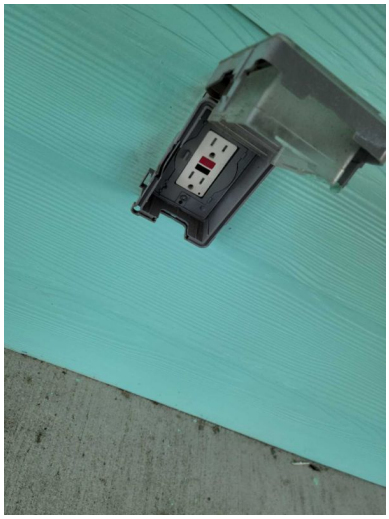
GFCI outlet was not functioning properly. This is because it was not tripping or not resetting. Recommend licensed electrician investigating the cause and replacing receptacles that are malfunctioning in all locations necessary.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D


Right Front


Right Back

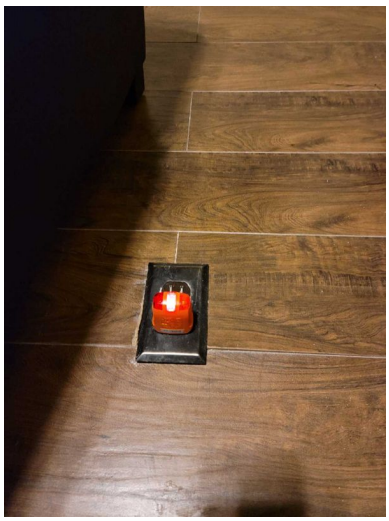
7: Outlet - no grounding

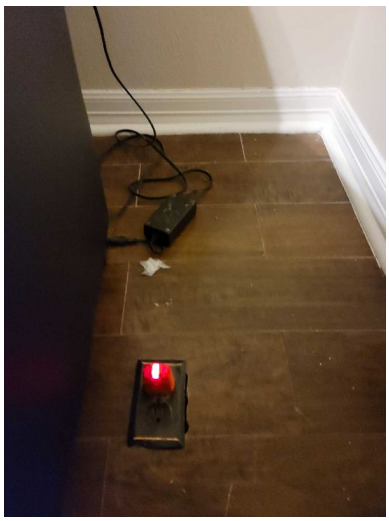
Recommendation

One or more outlets is not grounded.

All outlets have a hot wire that delivers electricity from your local power source to your home, and a neutral wire that sends electricity back to the power source. If an outlet has only these two wires, but has no ground wire, it is a non-grounded, or ungrounded, outlet. If the outlet has a third wire called a ground wire, it is a grounded receptacle, or outlet, and will have the familiar three slots. A ground wire is an important safety feature. If your home's electrical system, or an individual outlet, get a surge of excess electricity, this can raise the risk of fire, shock, or electrocution.

Recommendation: Contact a qualified electrical contractor.


Theater room


Theater room

☒ ☐ ☐ ☐ **C. Other**

Comments:

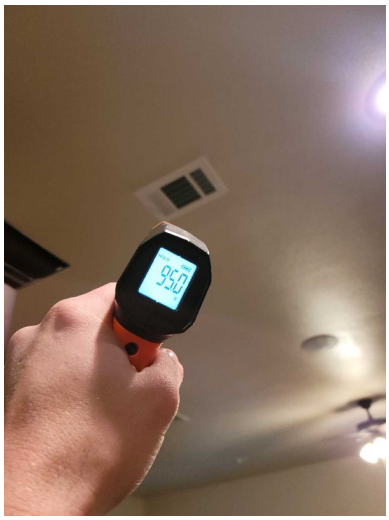
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

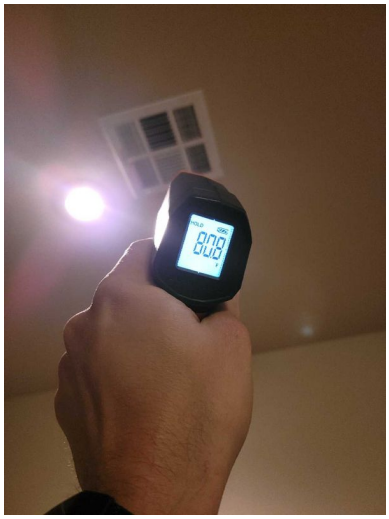
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Photo(s) of 1st heating system: Electric Central Heat -
The estimated useful life for most furnaces is 15-20 years. The inspector was unable to determine the age of the furnace. Be aware that this furnace may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the furnace's age (ask property owner or service technician), and budgeting for a replacement if necessary.



Photo(s) of 2nd heating system: Electric Central Heat



☒ ☐ ☐ ☒ **B. Cooling Equipment**

Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning -

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

I	NI	NP	D

Front

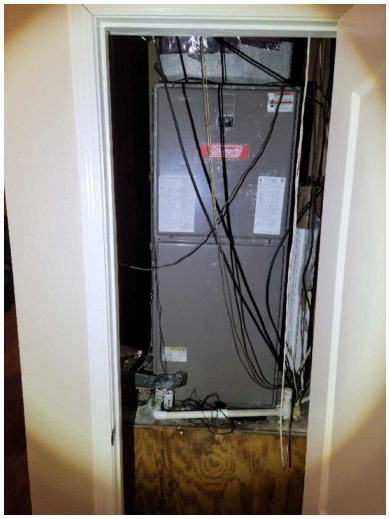
Front

Exterior - photo(s) of 2nd cooling system: Electric Central Air Conditioning

Back

Back

Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning



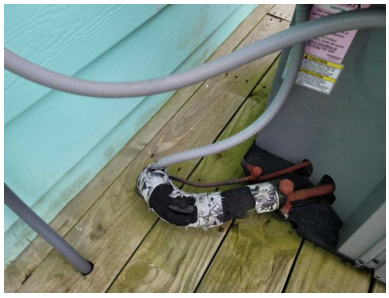
Interior - photo(s) of 2nd cooling system: Electric Central Air Conditioning

1: Condenser - freon insulation missing or damaged

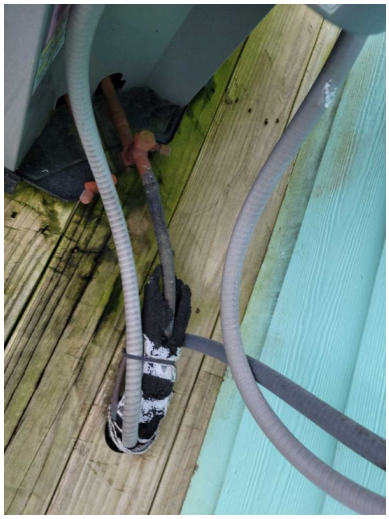
Recommendation

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified HVAC professional.



Front



Back

2: Evaporator - rust present in pan

Recommendation

Rust is present in the cooling system emergency overflow pan under the AC evaporator (inside unit). This could be caused by malfunctioning with consistent overflows. No active condensation leak into the pan is observed. Recommend careful monitoring.

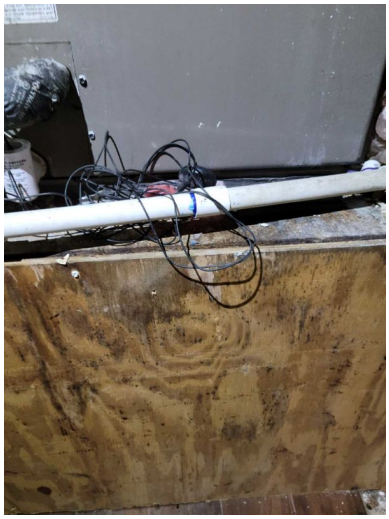
Recommendation: Contact a qualified HVAC professional.

3: Evaporator - mildew is present

Recommendation

Mildew (or black mildew-like substance) is present in areas of HVAC evaporator. Areas that have mildew are often higher in moisture content and will need to be cleaned more frequently. Recommend cleaning areas with a antimicrobial and possibly testing for the presence of mold.

Recommendation: Recommended DIY Project



Primary Floor

4: Evaporator - no backup or emergency overflow

Recommendation

The evaporator unit should have one of these three (3) things:

1. A backup discharge pipe to divert condensation into the drip-pan,
2. A secondary discharge pipe for when the primary condensation discharge line is clogged, or
3. An emergency condensation overflow switch to stop the AC.

In this case, the evaporator backup has been capped and will not divert overflow to a backup. No emergency overflow switch appears to be present. If the primary backup is clogged, the evaporator will become inundated with condensation and the unit will overflow, flooding what is beneath it.

Recommendation: Contact a qualified HVAC professional.

Attic

5: HVAC - mildew / mold present

Recommendation

A dark mold or mildew-like substance is suspected to be present on the exterior of the HVAC equipment. This indicates the presence of moisture in and around the HVAC equipment. Recommend mold inspector identifying source of moisture intrusion and possibly sending samples to a lab for testing.

Recommendation: Contact a qualified mold inspection professional.

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

I	NI	NP	D

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

1: Duct damaged

Recommendation

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.

Recommendation: Contact a qualified HVAC professional.

How to Change your Home Furnace Air Filter

Share

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

I	NI	NP	D

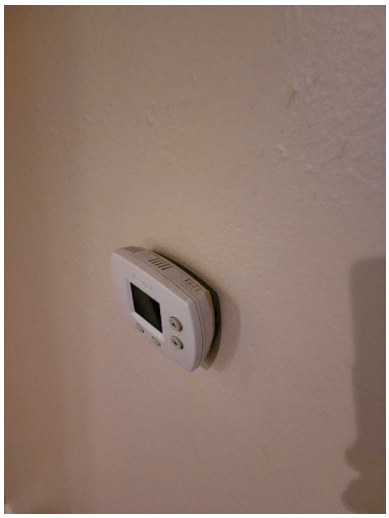
Watch on YouTube

3: Thermostat not mounted correctly

Maintenance Item

The thermostat is not mounted correctly and should be remounted to be sturdy.

Recommendation: Recommended DIY Project



Top Floor

☒ ☐ ☐ ☐ **D. Other**

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Type of water supply piping material: PVC / CPVC -

Water distribution piping inside the home can change underground or in walls, attics, cabinets, or at fixtures. It is common in older homes to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping in the home is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PEX: Cross-linked polyethylene or PEX is the newest pipe for residential use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

PVC: Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a home's main water supply pipe. PVC should not be used as a hot-water supply line.

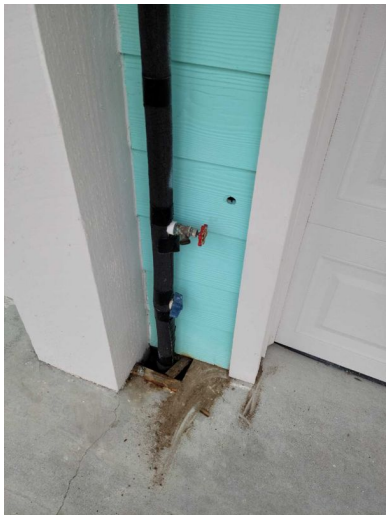
CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

Copper: Copper pipe is resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most homes. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

Galvanized: Galvanized steel pipe is common in older homes and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in homes built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout your home. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Throughout the Home and Property

Water shut off location: Garage



Water meter location: Front middle

1: Pipe insulation damaged / missing

Maintenance Item

Water line insulation is important to keep distribution lines from freezing and bursting in cold weather. This includes areas in the attic, garage, or exterior areas where freezing temperatures can occur. Water lines should be insulated regardless of their type. Missing or damaged water line insulation was discovered and should be replaced.

Recommendation: Recommended DIY Project

2: Faucet / spigot drain pull issue

Recommendation

The faucet / spigot drain pull is not functioning properly or missing. Recommend plumbing contractor to resolve issue.

Recommendation: Contact a qualified plumbing contractor.

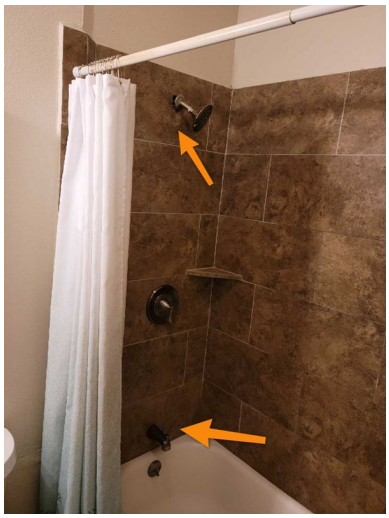
Primary Floor Front Hall Bathroom

3: Loose fixture

Recommendation

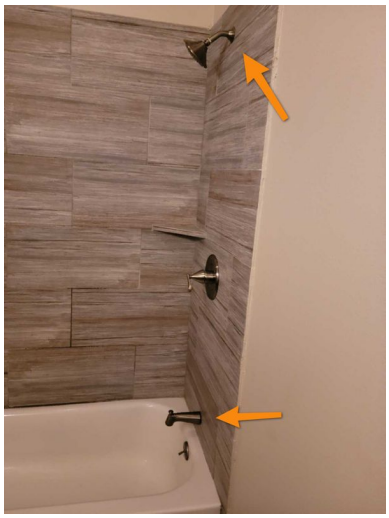
Plumbing fixture is loose. Recommend hiring a plumber to tighten fixture.

Recommendation: Contact a qualified plumbing contractor.

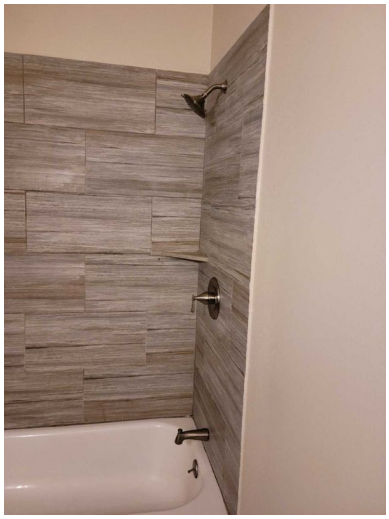


Primary Floor Front Hall Bathroom

Top Floor 2nd Bedroom Bathroom



Top Floor 3rd Bedroom Bathroom



Top Floor 1st Bedroom Bathroom

4: Tub/shower re-caulking necessary

Maintenance Item

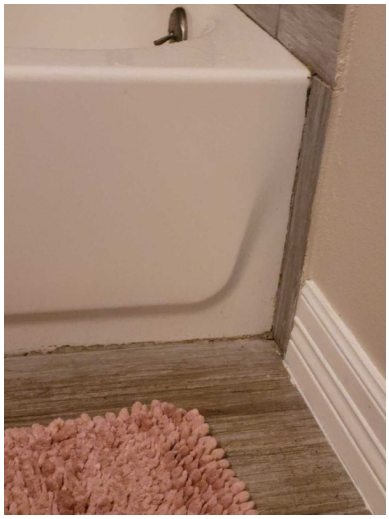
The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing or mold/mildew stains are present and have permanently set (i.e. they are no longer removable). Re-caulking can be completed DIY, or most general contractors and plumbers can re-caulk a bathroom. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation: Recommended DIY Project

Primary Floor Front Hall Bathroom

Top Floor 1st Bedroom Bathroom

Top Floor 2nd Bedroom Bathroom



Top Floor 3rd Bedroom Bathroom

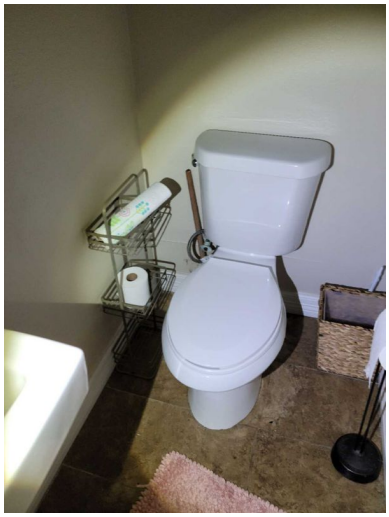
5: Toilet is loose

Recommendation

The toilet is loose and not stable. This could be at the connection with the ground or at the bowl connection with the tank. Recommend tightening the toilet bolts or hiring a qualified plumbing contractor to tighten and further investigate.

Recommendation: Contact a qualified plumbing contractor.

Primary Floor Front Hall Bathroom



Game room bathroom

Top Floor 1st Bedroom Bathroom

Top Floor 2nd Bedroom Bathroom

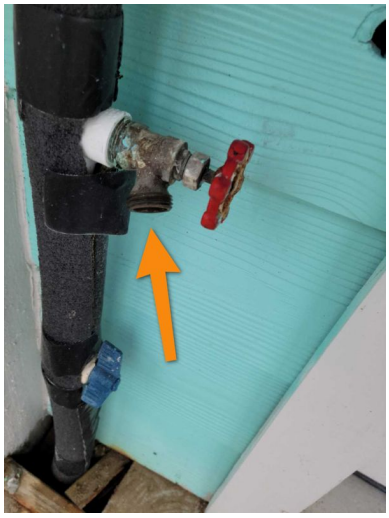
Top Floor 3rd Bedroom Bathroom

6: No backflow preventer on spigot

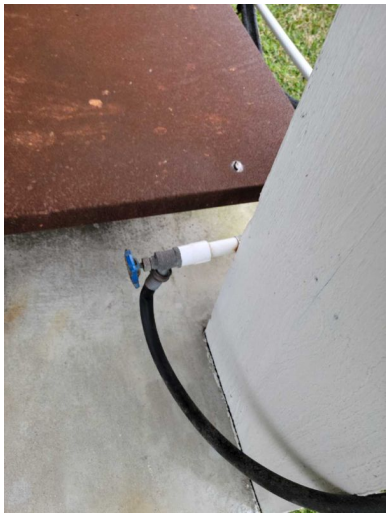
Recommendation

A backflow preventer or vacuum breaker is required on all outdoor waterhose spigots to prevent the potential backflow of surface water from your yard into the public water supply in the event there is a municipal water supply problem. A vacuum breaker is acquired at a minimal expense and can be purchased from any home improvement store.

Recommendation: Recommended DIY Project



Front Middle



Right Back

7: Poor support

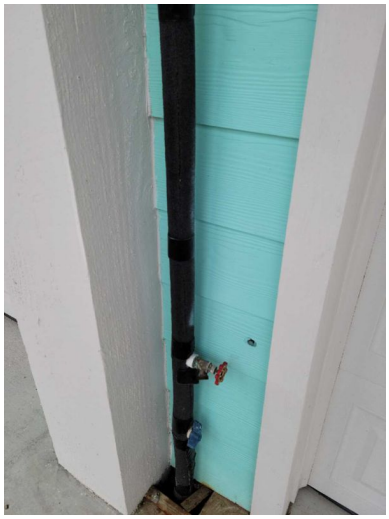
Recommendation

Water pipe has poor support and can move and flex easily causing risk of damage and leak reccomend installing support to plrevent the free moving of pipe

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



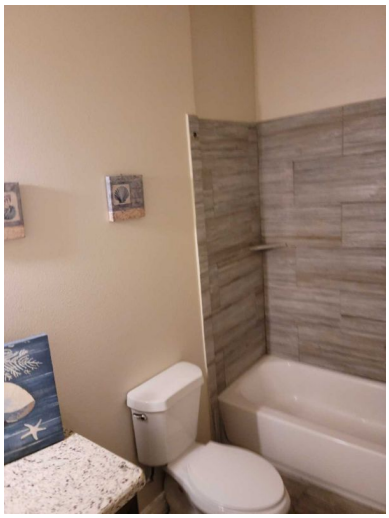
Front Middle

8: Excessive pipe noise

Recommendation

Pipes make loud noises when water is being used. This can be due to poor pipe support or to high pressure to pipes or possibly other issues. I reccomend plumber further investigate to prevent any damage or leaks to pipe

Recommendation: Contact a qualified plumbing contractor.



Top Floor 1st Bedroom Bathroom

Top Floor 2nd Bedroom Bathroom

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

Type of drain/sewer piping material: PVC -

Sewer drain piping inside the home can change underground or in walls, attics, cabinets, or at fixtures. It is common in older homes to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping in the home is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PVC: Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a home's main water supply pipe.

Ductile / Cast Iron: Ductile / Cast Iron sewer pipe is commonly associated with older homes. Most Texas homes built before 1975 have cast-iron sewer pipes and some home builders installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited from within in the household. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a home with this type of sewer piping.

Septic not inspected :
Septic tank and system is not i

1: Poor / slow drainage
Recommendation
Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D


Top Floor 2nd Bedroom Bathroom


Top Floor 3rd Bedroom Bathroom

2: Leak

⚠Safety Hazard

Sewage drain pipe appears to be leaking reccomend further investigation by a plumber because if this is sewage water it is a potential health risk and the added moisture around structural support can be damaged

Recommendation: Contact a qualified plumbing contractor.


Garage

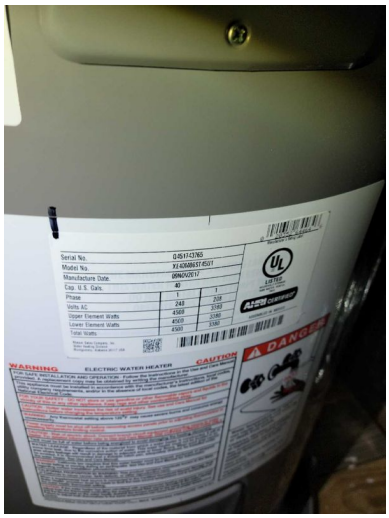
☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Photo(s) of 1st water heater: Electric

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

I	NI	NP	D


Photo(s) of 2nd water heater: Electric

1: Electric - no disconnect

Recommendation

The water heater has no electrical disconnect. This is important because it would allow a person to directly disconnect the power to the water heater in the event of an emergency. Recommend hiring an electrical contractor to install a disconnect.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

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

☐ ☒ ☒ ☐ **F. Gas Distribution Systems and Gas Appliances**

Location of gas meter: No Gas on Property

Type of gas distribution piping material: Cast Iron -

Gas distribution piping inside the home can change underground or in walls, attics, cabinets, or at fixtures. It is common in older homes to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping in the home is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

Corrugated Stainless Steel Tubing (CSST): CCST is a flexible, stainless steel pipe used to supply natural gas in residential, commercial and industrial structures. CSST is often coated with a yellow, or in some cases, a black exterior plastic coating. Besides providing greater durability, CSST is flexible, allowing it to be routed beneath, through and alongside floor joists in your basement, inside interior wall cavities and on top of ceiling joists in attic spaces or connected to fixed appliances such as water heaters. CSST gas piping systems have less joints and therefore less potential for leaks.

Cast Iron (Black Iron): Cast iron pipe (sometimes called black steel or iron pipe) refers to ordinary iron pipe and is still the common choice for gas lines in residential homes used to convey the supply of natural or propane gas.

Galvanized: Galvanized water line is sometimes *misused* as a substitute for black iron pipe because of it's availability at common hardware stores. Black iron pipe is the same as galvanized water pipe but without the necessary zinc coating that makes it darker in color than galvanized pipe. The zinc coating is meant to keep the pipe from corroding from contact with moisture. Galvanized pipe is sometimes unidentifiable by the inspector because of it's similarity in color (especially if older and rusted).

Throughout the Home and Property

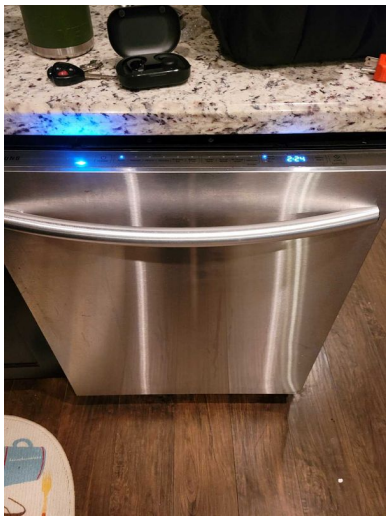
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Photo(s) of dishwasher:



1: Dishwasher not fastened

Recommendation

The dishwasher wasn't securely attached to the counter or cabinets. Fasteners were missing. Recommend that a qualified contractor or appliance repair professional install fasteners per standard building practices.

Recommendation: Contact a qualified appliance repair professional.

2: Dishwasher won't fill with water

Recommendation

The dishwasher will not fill with water to being the washing cycle. Recommend an appliance repair professional further investigate.

Recommendation: Contact a qualified appliance repair professional.

☐ ☒ ☒ ☐ **B. Food Waste Disposers**

☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**

Photo(s) of range/hood exhaust: Downdraft

1: Exhaust fan inoperable

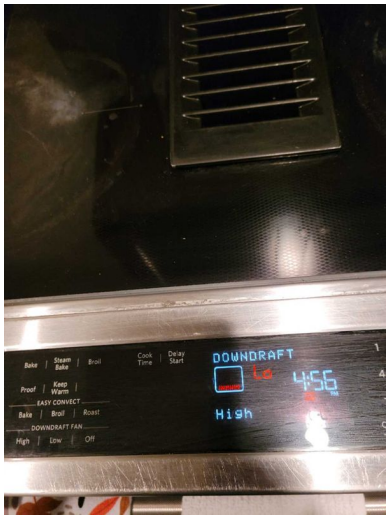
Recommendation

Exhaust fan was inoperable. Recommend a qualified contractor repair.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D



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

Photo(s) of range:

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Photo(s) of microwave:

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

I	NI	NP	D

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

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Photo(s) of 1st garage door and/or opener: Manual

Photo(s) of 2nd garage door and/or opener: Manual

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

I	NI	NP	D

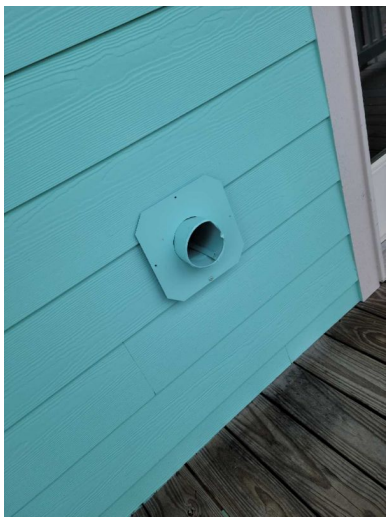
☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

1: Vent cover damaged or missing

Recommendation

The dryer vent cover is damaged or missing. Recommend repair or replacement.

Recommendation: Recommended DIY Project



☐ ☒ ☐ ☐ **I. Other**

Outside scope - washer & dryer:
Inspection of the washer & dryer is considered out of the scope of an inspection report because it is often personal property that the home seller is often entitled to remove. These images are considered informational only.

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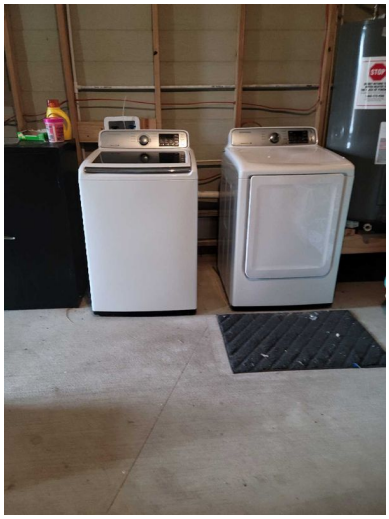
I	NI	NP	D



Outside scope - refrigerator:
Inspection of the refrigerator is considered out of the scope of an inspection report because it is often personal property that the home seller is often entitled to remove. These images are considered informational only.

Outside scope - freezer:
Inspection of the freezer is considered out of the scope of an inspection report because it is often personal property that the home seller is often entitled to remove. These images are considered informational only.

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

I	NI	NP	D