



HTX HOME INSPECTIONS
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TREC REI 7-6
7311 Keechi Pl
Mont Belvieu, TX 77523



Inspector
Andrew Hardy
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PROPERTY INSPECTION REPORT FORM

Kimberly Thorn & Daniel Holland <i>Name of Client</i>	09/07/2023 8:30 am <i>Date of Inspection</i>
7311 Keechi Pl, Mont Belvieu, TX 77523 <i>Address of Inspected Property</i>	
Andrew Hardy <i>Name of Inspector</i>	TREC License # 25375 <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

Access Provided By: Accessible on Arrival

In Attendance: Buyer

Inspection Report:

It is of the opinion of the inspector that all recommended contractors be contacted if the inspector recommends to do so prior to closing on your home. We also recommend that the inspection report, in its entirety, be fully read and understood before closing. It is up to you "the client" to be fully aware of the recommendations in the report and to make a decision that will suit your needs and meet the goals you have set for your potential new home. Your inspection company is not responsible for things that may occur after closing on your home when it was recommended at the time of inspection. When the home inspection is performed, it is based on "the condition of the home at the time of inspection". The home inspection is not a home warranty or an inclination that the home will not need future repairs and maintenance.

Note- Cosmetic Issues:

Cosmetic recommendations are not part of the home inspection, unless it's a 1yr. builder warranty inspection, therefore they are not considered deficiencies. When noticed the inspector may include photos of cosmetic findings to further assist when the client or the clients agent are not available to attend the inspection.



Priamry bathroom door

Occupancy: Vacant

Style: Contemporary

Temperature (approximate): 82 Fahrenheit (F)



Child Proofed Homes:

Homes that have been "child proofed" will impede the inspector and the inspection process. If a home is "child proofed" the inspector will make an attempt to test outlets, look under sinks and test any other device that may have been included in the child proofing. The inspector will not remove every outlet cover to test every outlet. Devices that are needed to open cabinets and turn on items should be readily accessible so inspector can fully perform the inspection.

Type of Building: Single Family

Weather Conditions: Humid, Hot, Clear

Personal Installations/Upgrades:

In new construction or resale homes there may be equipment that the buyer has installed that is "*beyond the scope of this inspection*". **To name a few, but not limited to equipment such as generators (portable or stationary), whole home vacuum systems, hot tubs (not connected to pool equipment), solar panel systems and above ground pools will not be tested, examined or inspected for proper functionality and installation.** If you, as the buyer, decides or wants to have this equipment or any other item that may not be listed and considered a "personal upgrade" inspected we recommend you contact the qualified personnel to have the inspection performed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

The foundation inspection will be performed based on the Texas Standards of Practice required by TREC which states:

The inspector shall: (A) render a written opinion as to the performance of the foundation; and (B) report: (i) the type of foundations; (ii) the vantage point from which the crawl space was inspected; (C) report present and visible indications of adverse performance of the foundation.

The inspector is not required to: (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; (B) provide an exhaustive list of indicators of possible adverse performance; or (C) inspect retaining walls not related to foundation performance.

Type of Foundation(s): Slab on Grade

Performing Foundation:

(An opinion on performance is mandatory): This inspector is not a structural engineer. The client should have an engineer or foundation repair professional give an evaluation if any concerns exist about the potential for future movement or existing concerns about the structural integrity of the foundation. **At the time of inspection there was no evidence of excessive movement or structural failure observed.**

Note:

Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Crawl Space Viewed From: N/A

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I	NI	NP	D
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1: Foundation Cracks/Chipping

🔴 Recommendation

Observed cracked or chipping in foundation at time of inspection. Vertical cracking in foundation sidewall is the most common and least severe type of foundation cracks. Foundation cracks occur for a multitude of reasons, from poor foundation construction, standing water, inadequate drainage system, type of soil, flooding, plumbing leaks, evaporation, soil condition, large trees and improper soil compaction. If cracks appear to be widening over time we recommend contacting a qualified professional or structural engineer for further evaluation. Cracks that exceed 1/8" in width can be a sign that the concrete slab has been structurally compromised. Chipping in foundation walls typically occur during the initial pour of the foundation. From removal of foundation form boards to impact from tools or equipment chipping of the foundation wall, in most cases, doesn't impact the structural integrity of the foundation.

[Here is an informational article](#) on foundation cracks.



Right Side- chipping

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I	NI	NP	D
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2: Foundation Cracks- Corner

🔴 Recommendation

Foundation corner crack(s) observed. Corner cracks are a common occurrence with foundations, in some cases its due to the changes in temperature between the foundation and the brick veneer. They can also occur from normal settlement of the home.

[Here is an informational article about corner cracks](#)



Rear Left

Rear Left

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I	NI	NP	D
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3: Foundation Moisture Barrier- Exposed

🔴Recommendation

Observed exposed moisture barrier in one or more locations around foundation. Recommend trimming material to allow visual inspection of foundation wall and to prevent possible pest infestation from going unnoticed.



Rear Right

I=Inspected

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I NI NP D

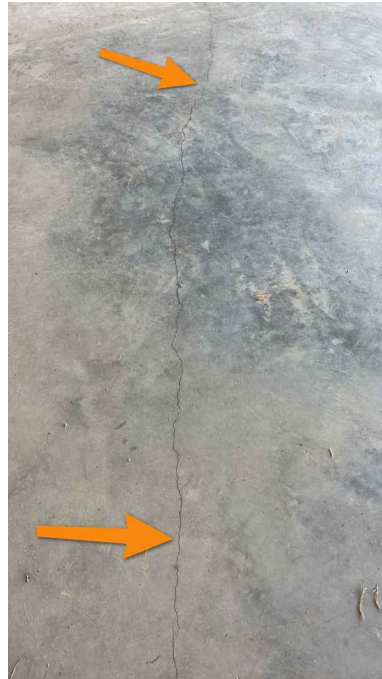
4: Hairline Cracks

🔴 Recommendation

Observed what appears to be surface cracks in concrete floor, driveway, garage or patio during inspection. Cracking occurs when shrinkage forces become greater than the strength of the concrete. When surface moisture of recently placed concrete evaporates faster than it can be replaced by water in the concrete mix that is pushed upwards, causing the surface concrete to shrink more than the interior concrete. Concrete shrinkage is common; as long as cracks don't exceed 1/8" in width. Cracks that exceed 1/8" in width can be a sign that the foundation, walking surface, garage or patio floor has been structurally compromised.



Garage



Garage



Garage

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I	NI	NP	D
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5: Pest Infestation

Recommendation

Observed signs of pest intrusion at time of inspection. Pest identifiers such as chewing/tearing on fiberglass insulation or foam pipe coverings, rodent droppings, rodent traps, mud tubes on exterior foundation walls, actual sightings of pest during inspection and nest are an indication that there has been previous pest control attempts or current pest activity. Pest such as ants and wood destroying insects build nest utilizing the soil and can go undetected if soil level or grass is not kept at a proper height around foundation wall. Pest intrusion that has caused damage to structure could be an indication that wood destroying insects or termites have been present or are currently present.



Right Side- ants



Left Side- ants



Right Side- ants

B. Grading and Drainage

Comments:

Proper drainage is defined as grass and landscaping in place to move water away from foundation and have no low spots to allow pooling next to foundation.

Roof Drainage System:

It is not required or a deficiency that a gutter system is not installed during inspection. Gutter systems are a great way to direct water away from the foundation. It is the opinion of the inspector that a gutter system be installed to prevent water runoff directly along the sides of the foundation. Subsurface drains are not inspected.

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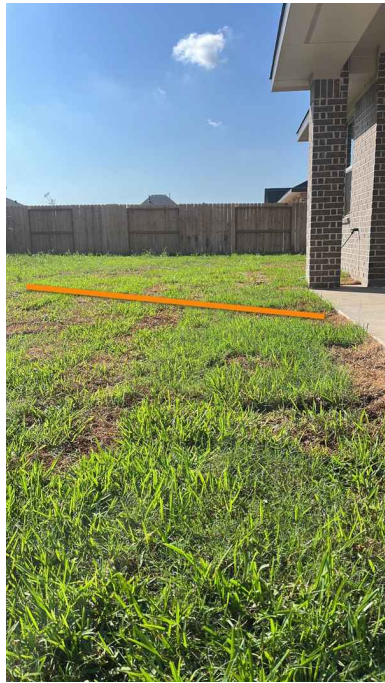
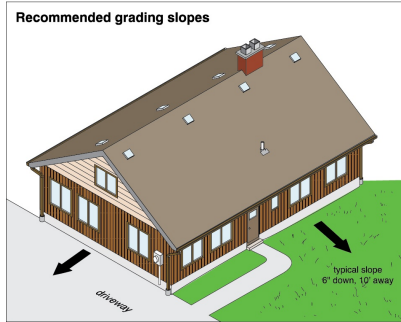
D=Deficient

I NI NP D

1: Grading- Insufficiently Sloped

Recommendation

Observed improper grading in one or more areas of the yard. Grading should fall 6" within first 10' extending from the foundation wall outwards towards property line. If grading meets the required specifications runoff will properly drain, pooling won't occur and wet grading will dry out in a more timely manner.



Rear

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I	NI	NP	D
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2: Grading- Unlevel

🔴 Recommendation

Observed a hole/low spot in yard at time of inspection. This could pose a trip hazard, allow for pooling of water and improper drainage of run-off. If low spot is near foundation this will allow water to pool next to foundation wall and eventually work its way under foundation; this will cause the soil below the foundation to erode. It is recommended that the low spots be filled with top soil to create a level surface and achieve proper drainage of water.



Rear Right

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I NI NP D

3: Standing Water

Recommendation

Standing water or saturated grading observed, which could indicate poor drainage, insufficient/improper grading, recent/current rain during inspection or a water line leak. Recommend a qualified landscaping or qualified professional for further evaluation.

[Here is a resource](#) on dealing with standing water in your yard.



Rear

C. Roof Covering Materials

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential future problems, a roofing specialist should be consulted.

Types of Roof Covering: Asphalt

Viewed From: Drone, Ground

Roof Inspection:

Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, frost, etc.) affect all roofing materials day to day. It is also unknown to the inspector if proper procedures for installing all roof jacks and vents were followed during installation. All areas on the roof that have penetrations should be properly sealed and waterproofed by applying manufacturer-recommended material such as roofing cement to the underside of all vents and caulking on the sides. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

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I NI NP D

1: Air/ Exhaust Vent(s)- Painting

🔴Recommendation

Observed unpainted or deteriorating paint on roof exhaust or air vents. Adding a coat of weather resistant paint to exhaust and air vents will minimize rust and prevent UV damage to PVC air vents. Painting will also blend those vents with the homes exterior finishes.



Right Side- needs to be fully painted



Left Side- needs to be fully painted

2: Air Vent Boot- Indention

🔴Recommendation

Observed boot on vent stack indented at time of inspection. Indentions in the rubber around the air vent will allow moisture to sit and eventually erosion or cracking in the rubber or sealant will occur which will lead to leaks into the attic space.



Left Side

I=Inspected

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I NI NP D

3: Air Vent- Gasket Seating

🔴 Recommendation

Multiple vents

Observed air vent gasket that appear to be improperly seated on base at time of inspection. Exposed space between rubber gasket and base could potentially allow moisture penetration into attic structure.



Left Side



Right Side



Right Side

I=Inspected

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D=Deficient

I	NI	NP	D
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4: Roof Covering Condition

🔴 Recommendation

Observed damaged/missing roof covering in one or more locations of roof surface at time of inspection. Depending on severity of damage, defected roof covering may allow moisture penetration into roof structure and expedite degradation of roof decking materials. Tree branches in contact with roof surface, extreme weather conditions, wear and tear, manufacturer defects, and walking on stone roof are all conditions that can negatively impact the integrity and condition of roof coverings.



Front entryway area

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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5: Drip Edge- Installation

🔴 Recommendation

Observed what appears to be missing, damaged or improperly installed drip edge at roof raking. Drip edge acts as a moisture barrier that covers edge of roof decking and laps fascia to prevent moisture from potentially entering attic or soffit areas. Recommend a qualified roofing professional for further evaluation.



Front entryway

I=Inspected

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I NI NP D

6: Lifted/Buckled Shingles

🔴Recommendation

Multiple shingles on the roof

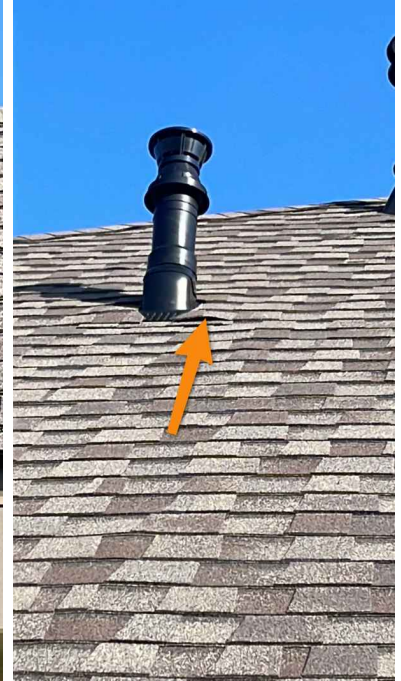
Observed lifted/buckled shingles or roof covering at one or more locations on the roof. Lifted shingles can potentially allow moisture to enter roof structure. Buckling may be related to structural movement, improper installation, incomplete nailing, missing plywood clips on roof decking material or previous moisture penetration of decking material prior to installation.



Left Side



Right Side



Right Side

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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7: Lifted Vent/Service Pole Flashing

Recommendation

Observed lifted flashing at base of roof penetration at time of inspection. Base should be flush to roof surface to prevent possible moisture intrusion of attic space. Recommend a qualified roofing professional for further evaluation.



Left Side

- D. Roof Structures and Attics**
Viewed From: Attic

I=Inspected

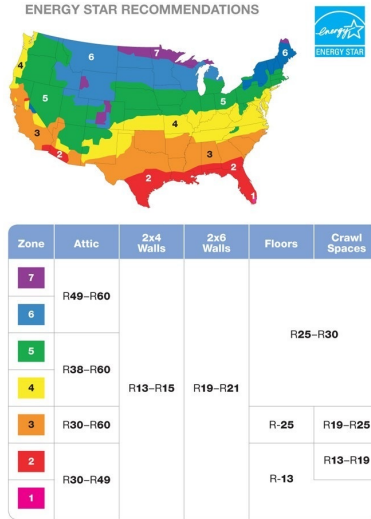
NI=Not Inspected

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I NI NP D

Approximate Average Depth of Insulation: 14 R-Value -
See chart below to determine R-Value of attic blown-in insulation or click the link for more details:



[Click here for more information on R-Value](#)

Comments:

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Roof Decking Inspection:

When unobstructed, the roof decking will be observed from the underside of the roof while inspection is being conducted in the attic. Obstructed roof decking due to the following: attic foil being applied to roof rafters, fully encapsulated spray foam applications and confined space in the attic will impede in the inspectors ability to fully inspect the roof decking and observe the condition, of or around, all roof penetrations from the underside of the roof. Roof decking inspections will be conducted from a stable platform and it is possible that there will be areas that cannot be observed due to distance from platform. The inspector will not walk on ceiling joist to perform inspection due to possible injury or damage to property. If any of the aforementioned applications have been observed, and as the client you feel the need for further evaluation, we recommend contacting a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Fascia- Missing/Uninstalled

🔴 Recommendation

Observed what appears to be missing or damaged fascia in area around wall and soffit location(s). Openings as such can allow for pest or moisture intrusion at impacted site.



Rear- back patio area

I=Inspected

NI=Not Inspected

NP=Not Present

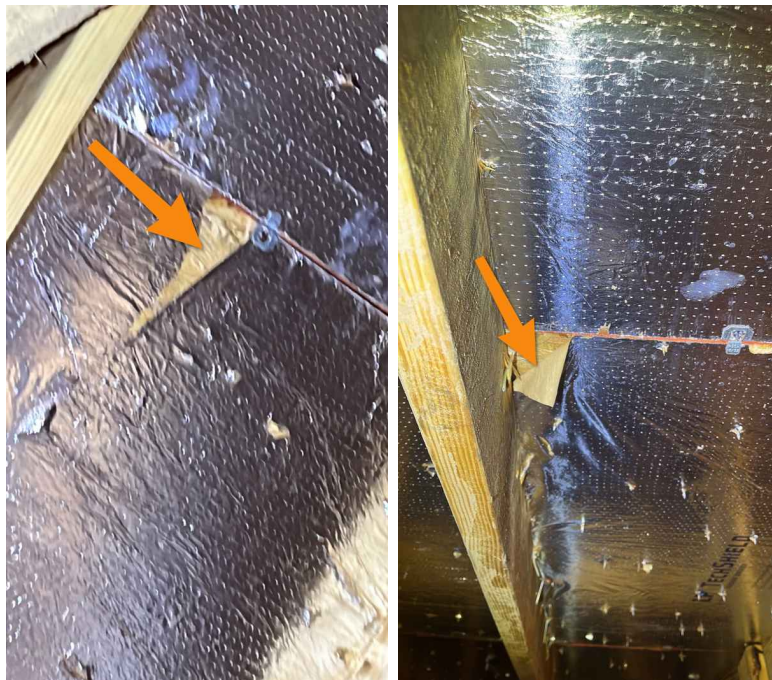
D=Deficient

I NI NP D

2: Radiant Barrier- Delaminating Foil

Recommendation

Observed radiant barrier peeling away from roof decking material. This could be caused by moisture, damaged when initially installed, poor ventilation or defect in actual material.



E. Walls (Interior and Exterior)

Comments:

The inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Lead-Based Paint:

THE STATEMENT BELOW IS ONLY RELEVANT IF THE HOME WAS BUILT BEFORE 1978.

Homes that were built prior to 1978 could have been painted with a lead based paint. Lead-based paint was banned by the federal government for consumer use in 1978. Testing for lead based paint is outside the scope of a TREC standard of practice inspection.

TREC rule (535.227 (d) General Limitations) states: *"The inspector is not required to determine the presence, absence or risk of lead based paint"*

As the home buyer if your plans are to remodel we recommend consulting a certified lead professional or seek testing before beginning renovation, repair or painting projects. Renovation, repair or painting activities can create toxic lead dust when painted surfaces are disturbed or demolished. If the home has been remodeled and there is a need to verify if lead based paint is present we recommend contacting a qualified professional for testing and verification.

I=Inspected

NI=Not Inspected

NP=Not Present

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I NI NP D

1: Caulk- Deteriorating/Shrinkage/Missing

🔴Recommendation

Observed deteriorating, shrinking or missing caulk in one or more locations. Caulk is used to help seal joints where moisture can penetrate, help prevent pest intrusion and works as a finishing product in the home building process. Depending on location, it is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non-visible areas, such as behind wall coverings.



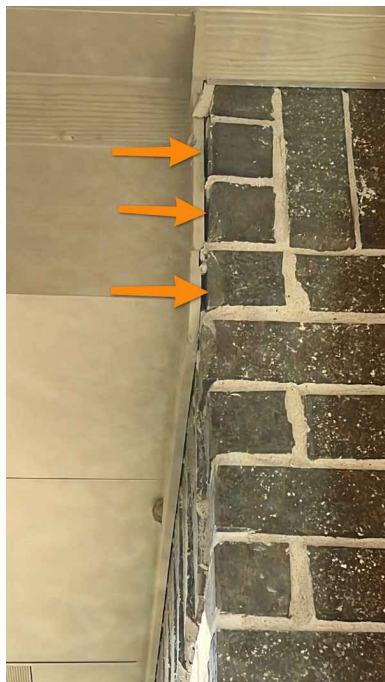
Right Side- of single car garage



Left Side- of double car garage



Rear- back patio



Rear- back patio area

I=Inspected

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D=Deficient

I NI NP D

2: Lintel- Rusted/Exposed

🔴 Recommendation

Observed exposed and rust on lintels above windows/doors on exterior wall. Rusting of lintels cause expansion of the steel which may cause further damage to exterior wall structure. We recommend that the lintels be primed sanded, primed and painted to prevent rust and corrosion from forming.

[Here is an informational article about repairing rusted lintels.](#)



Front door

Front door

F. Ceilings and Floors

Comments:

This inspection covers deficiencies of the ceiling and floors related to structural performance or water penetration.

I=Inspected

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I NI NP D

"Popcorn" Ceilings:

THE STATEMENT BELOW IS ONLY RELEVANT IF THE HOME HAS "POPCORN CEILINGS".

Popcorn ceilings were popular from the 1950s to the 1980s and were made containing asbestos. Popcorn ceilings in your home are likely safe if left undisturbed. Testing and inspecting for asbestos is outside the scope of a TREC standard of practice inspection.

TREC rule (535.227 (d) General Limitations) states: *"The inspector is not required to determine the presence, absence or risk of asbestos"*

If you decide to have your asbestos popcorn ceiling removed, it is critical that you take the proper precautions and follow all guidelines set by the Environmental Protection Agency (EPA). Renovation, repair or painting activities can create toxic dust when surfaces are disturbed or demolished. If the home has been remodeled and there is a need to verify if asbestos is present we recommend contacting a qualified professional for testing and verification.

1: Caulk Shrinkage/Deterioration

🔴 Recommendation

Observed caulk shrinkage or deterioration at time of inspection in one or more areas. Caulking shrinks over time due to drying out of building materials or deterioration caused by normal wear and tear.



Coat closet

G. Doors (Interior and Exterior)

Comments:

Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

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D=Deficient

I	NI	NP	D
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1: Door Lock

🔴 Recommendation

Door lock doesn't function properly, align with strike plate, rusted/damaged or door needs adjustment. At time of inspection door has to be pulled, pushed or lifted in order for locking mechanism to be engaged.



Backdoor from primary bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Door- Self Closing Capabilities

🔴 Recommendation

Door between home and garage, attics and spaces that house carbon producing equipment may expose the interior living space to carbon monoxide gases. These spaces should have self-closing capabilities and sufficient weatherstripping around perimeter of door that will create a seal. Achieving a seal from a self closing door will help prevent possible carbon monoxide from entering home from vehicles or mechanical equipment. It is recommended that the door to these spaces utilize spring loaded hinges that will close the door without the use of force.

[Here is a helpful DIY article](#) on self closing garage door hinges



Garage entry door- does not fully close

I=Inspected

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NP=Not Present

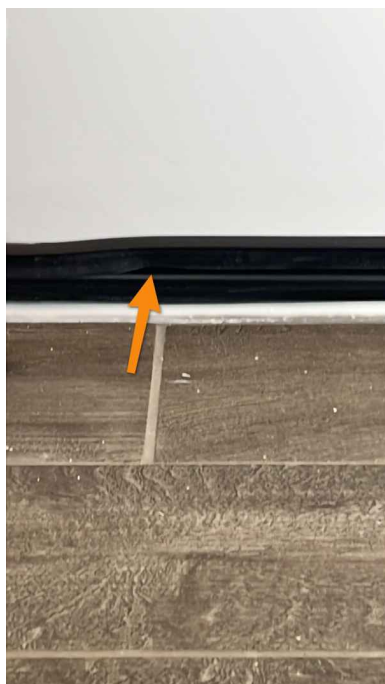
D=Deficient

I	NI	NP	D
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3: Door Sweep

🔴 Recommendation

Observed insufficient, uninstalled or damaged door sweep at time of inspection. Recommend replacing or installing door sweep to prevent conditioned air loss, possible pest intrusion and moisture from entering home.



Backdoor from kitchen

H. Windows

Comments:

This inspection covers the presence and condition of windows and screens.

Note:

Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of inspection and no warranty is implied.

I. Stairways (Interior and Exterior)

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails. For proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

J. Fireplaces and Chimneys

Comments:

This inspection covers the visible components and structure of the fireplace and chimney.

K. Porches, Balconies, Decks, and Carports

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D=Deficient

I	NI	NP	D
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Comments:

All cement slabs (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide are are shrinkage cracks.

Note:

For safety reasons wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

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D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.

Electrical Service: 150 amps



Located exterior right wall

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

This inspection covers electrical receptacles, switches and fixtures.

Type of Wiring: Aluminum, Copper -

Aluminum branch circuit wiring: When inspecting a home that has aluminum branch circuit conductors installed in the main or sub-panel a random sampling of accessible receptacles and switches may be required. Aluminum wiring has a higher thermal contraction and expansion rate than copper expansion, is less ductile, can oxidize when exposed to oxygen or corrode when exposed to moisture.

Photocell/Low-voltage Lighting:

Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

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I NI NP D

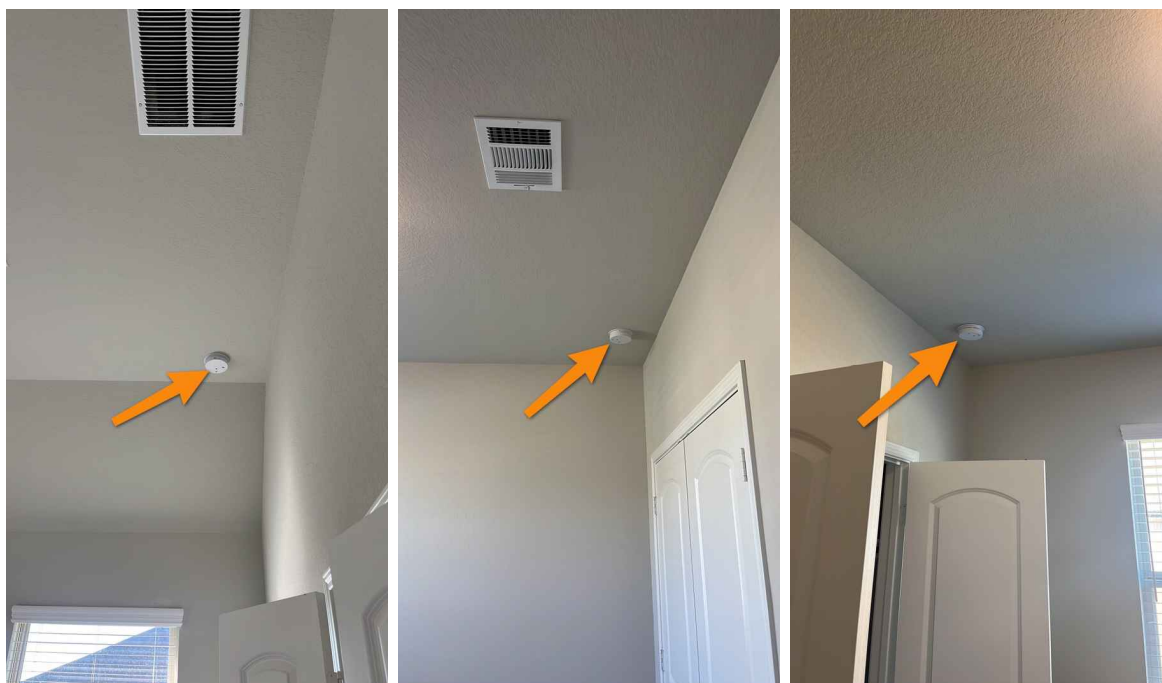
Carbon Monoxide/Smoke Alarms:

Carbon monoxide and smoke alarms will be manually operated (only in vacant or unoccupied homes), inspected for proper location/installation and visually inspected for condition or age during inspection. Manually testing will consist of depressing of the test button. This type of test is to ensure that the beeping/chirping of the alarms are functioning throughout the home. Manual test does not ensure that the smoke sensor will operate in the presence of smoke or carbon monoxide. Verifying the age of a smoke or carbon monoxide will be done by looking at the color of the detector or if the age of the unit is easily accessible. Smoke and carbon monoxide detectors that are beginning to turn golden beige or yellow are most likely older than 10yrs old. If the home is 10-15yrs old and the detectors are white then the inspector will assume they are original to the home and should be changed.

1: Smoke Detector- Location

Recommendation

Observed smoke detectors placed beyond the recommended location at time of inspection. The locations for ceiling-mounted smoke detectors installed on a smooth ceiling for a single or double doorway must match the centerline of the doorway no more than five feet from the door and no closer than 12" to the doorway.



Priamry bedroom

Bedroom 2

Bedroom 3

-
-
-
-

C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Systems: Gas-Fired Heat, Forced Air



Primary bedroom



Bedroom 2



Bedroom 3

Energy Sources: Natural Gas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Furnace Manufacturer/Year: Goodman -

Although some furnaces can last more than 40 years, the average life of a gas-fired or electric furnace is around 15 to 30 years.



Manufactured in 2023

Note:

We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters and proper airflow is not included in this inspection. Only the Emergency Heat mode, if available, is checked on heat pump systems when the outside temperature is above 80°F.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Furnace Cover Panel

Recommendation

Observed missing, loosely fastened or sealed cover panel on furnace unit during inspection. Furnace cover panel should not be sealed due to periodic maintenance and will prevent a thorough inspection of the furnace burners and other mechanical parts within space. Loosely fastened or missing cover panels can possibly allow carbon monoxide gases into attic space; this will create a safety concern when in use.



Missing screws

B. Cooling Equipment

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Type of Systems: Central Air Conditioner

I=Inspected

NI=Not Inspected

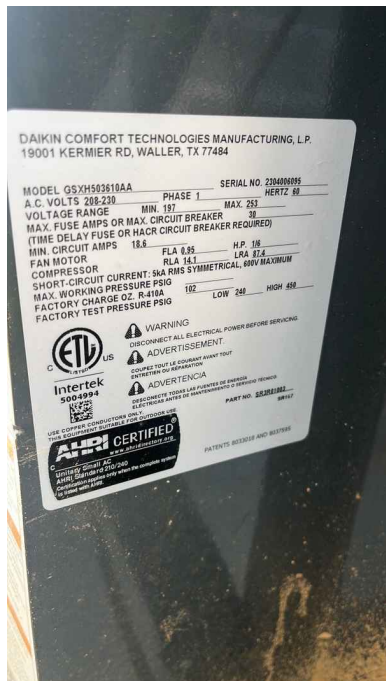
NP=Not Present

D=Deficient

I NI NP D

HVAC Manufacturer/Year : Goodman -

HVAC systems that are between 15-20 yrs old are considered to be at the end of it's useful life. The age of the unit is based on the manufacturer's serial number(s) to the outdoor (condenser) unit(s). Although the unit is functioning properly at the time of the home inspection that does not mean it may not need to be replaced. If during testing the inspector finds that the unit is not functioning as intended it will be recommended as a deficiency and notated in the report as such. The attached photos will show the age and manufacturer of the unit(s) installed at time of inspection.



Manufactured in 2023

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Cooling Test- Temp Variance: Return Vent Avg. Reading: 71 - Supply Vent Avg. Reading: 62 Does not meet 15-22 degree variance -

The air conditioning cooling ability was tested using an infrared thermometer reading to determine if the difference between the supply and return air vent reads between 15 and 22 degrees fahrenheit. If so, this would indicate that the unit is functioning and cooling as intended. Testing will be performed by lowering thermostat to lowest setting and checking variance after an hour of operation. TREC, the governing body for inspectors, prohibits testing of AC systems when outdoor temperature is below 60°.



Return

Bedroom 3 supply

HVAC Maintenance:

We recommend that the HVAC system be inspected/serviced by a professional HVAC professional. Routine maintenance performed by a professional will be a more in-depth look at the unit. This service usually consist of:

- Thorough cleaning of coils, drains, and elements.
- Inspecting connections, motor operations, and thermostat functionality.
- Monitoring refrigerant pressure.
- Testing safety controls.
- Lubricating moving parts

Your home inspector will do a visual check for any possible issues and test temperature variances by getting temperature readings from supply and return registers. On existing homes we recommend verifying if the seller has any maintenance records on the HVAC system.

AC Coolant (Freon) Type: R-410A -

The type freon used, when possible, is located on the manufacturer label of the condenser. If the freon has been updated from what the label suggest it will be unknown to the inspector. Condensers that are using R22 freon doesn't mean the unit needs to be replaced. R22 freon is being phased out which will make it hard to acquire if needed and possibly require the HVAC system to be replaced. R22 freon is a proven ozone-depleting substance, R22 refrigerant and freon-reliant appliances have both been phased out over time. The phaseout began in earnest in 2004 in favor of the more environmentally friendly, R-410A. In 2010, the Environmental Protection Agency banned the production and installation of new Freon-reliant appliances. R22 will remain in production in rapidly reducing quantities until 2020. (R22 refrigerant or hydrochlorofluorocarbon [HCFC-22]) is a coolant that was commonly used in air conditioning systems until 2004.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Filter Location: On evaporator -

Filters are part of the HVAC system and are used in the home's heating and cooling system. They filter dust, pollen, pet dander, and other small particles out of the air. These particles are trapped in the filter to prevent them from being circulated throughout home.

The most common residential HVAC system is called a "split system". It is made up of two systems; one outdoors (the condenser), one indoors (the evaporator and furnace).

HVAC filters are placed on the inside of the home in either the "return vents" or on the "evaporator/furnace system". The evaporator/furnace is primarily located in an attic space or sometimes in a closet/cabinet type space. Return vents are primarily located on ceilings or walls.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Condensation in Secondary Pan

🔴Recommendation

Observed sitting water or moisture in secondary drain pan at time of inspection. Appears that the evaporator primary drain pipe is clogged or condensation from evaporator cabinet. Recommend a qualified HVAC professional to further evaluate.



Standing water in pan

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Condenser Condition

🔴 Recommendation

Observed condenser unit that has one or more of the following; coil damage, rust in one or more locations or dirty coils. Dirt build up and damaged fins on condenser coils may contribute to increased energy bills, negatively impact the units cooling capabilities and can cause a breakdown of the cooling system. Rust on moving parts restricts the air conditioner's ability to function. It can ruin capacitors, crucial electrical components that send voltage to the motors, and force the compressor to seize up.



Damaged coil

I=Inspected

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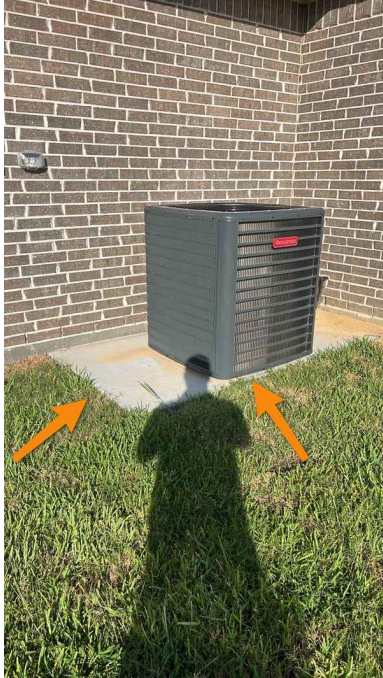
D=Deficient

I	NI	NP	D
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3: Condenser Pad

🔴 Recommendation

Observed condenser pad that is level or below grade at time of inspection. Condenser pad should be at least 4" above grade.



I=Inspected

NI=Not Inspected

NP=Not Present

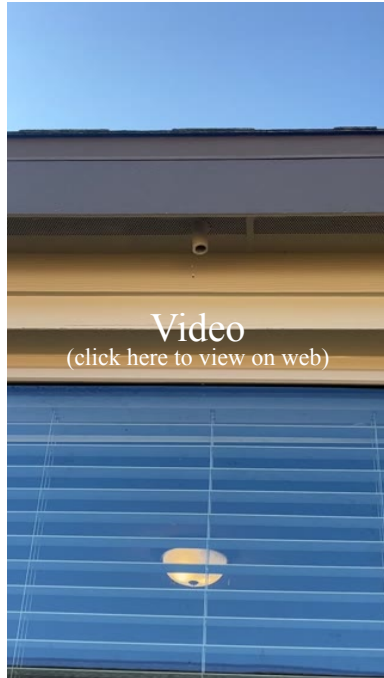
D=Deficient

I	NI	NP	D
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4: Leaking Secondary Pan Pipe

Recommendation

Observed leaking evaporator drain pipe at time of inspection. Leaking drain pipe(s) are a sign that the primary drainage line is clogged causing it to drain into the secondary line and flow into the secondary drain pan. A clogged drain pipe is the most common cause of standing water in the drain pan. As air passes over the evaporator coils, it cools down and loses some of its humidity. This humidity is left behind in the form of condensation on the coils. The condensation drips off into the condensate drain pan and exits the system through the drain line. Air that blows over these coils can leave behind dust and dirt; if the dirt drips off in the water, it can move down the drain line and ultimately cause a clog.



Left side

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

5: Temperature Variance- Insufficient

🔴Recommendation

When testing for sufficient cooling the air conditioner performance is based on the difference between the supply and return air vent cooling at range between 15 and 22 degrees fahrenheit. At time of inspection the difference was either too low/high therefore rendering the unit to not function as intended. If variance is too low it could mean insufficient levels of refrigerant, leaky reverse valves, leaky return ducts or weakening compressor valves. If variance is too high it could be a dirty air filter or evaporator that needs cleaning, ductwork that isn't big enough or a fan set at the wrong speed. Temperatures are tested using an infrared thermometer at the supply and return vents that are closest to the air conditioning unit. We recommend a qualified HVAC contractor for further evaluation.



Kitchen



Kitchen dining



Living room



Priamry bedroom



Bedroom 2



Bedroom 3

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dining



Return

C. Duct Systems, Chases, and Vents

Comments:

This inspection covers the condition of the visible ducts, vents, fans and filters. Supply and return air is checked with infrared thermometers at various registers for temperature consistency.

1: Ductwork Contact

Recommendation

Observed ductwork that is touching or in contact with other ducts at time of inspection. Where ductwork is touching it forms a cold spot and could potentially cause condensation to form.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Location of Water Meter: Exterior



Front Left

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Location of Main Water Supply Valve : Main Level



Left Side

Static Water Pressure Reading: 75 psi



Type of Supply Piping Material: PEX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Note:

Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check drain system.

1: Pipe Insulation

🔴 Recommendation

Observed damaged or missing water pipe line insulation at time of inspection. We recommend wrapping pipes that supply water to home that are located in uninsulated areas, within attic space or exterior of home.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Water Temperature- Below 120 degrees

🔴 Recommendation

Observed inadequate heating of water supply when testing faucet fixtures for hot water. Depending on type of water heater or disruptions with supply water to home prior to inspection, testing of these fixtures may have depleted the tank of reserves or the faucet mixing valve may need adjusting. Also over time, sediment can build up in the bottom of the tank, where the burner usually is. This can lead to slower heating or poor efficiency in your water heater, meaning lukewarm water rather than hot water. The recommended temperature for domestic water is 120 degrees.



Primary tub



Bathroom tub

B. Drains, Wastes, and Vents

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Type of Drain Piping Material: PVC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drain Pipe Clean Out Location: Right Side



Note:
Only visible and accessible waste lines are checked.

C. Water Heating Equipment

I=Inspected

NI=Not Inspected

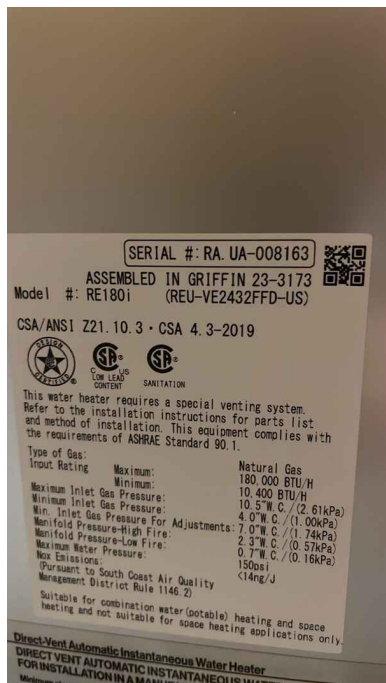
NP=Not Present

D=Deficient

I NI NP D

Energy Sources: Gas -
See comment(s) under photo(s).

[Here is an informational article on life expectancy of a water heater.](#)



Manufactured in 2023

Capacity: N/A Tankless

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

Temperature Pressure and Relief Valve:

Due to not knowing if the TPR valve will reseal, the inability to see the drain pipe as it goes into walls or ceilings or if there has been routine manual testing of valve prior to inspection the TPR valve will not be tested during inspection. TREC states:

The inspector is not required to: "Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. Operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property."

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1: Damaged or Missing Insulation

Recommendation

Observed damaged or missing insulation on water supply line(s) at time of inspection. We recommend placing insulation on water supply line(s) to prevent line from possibly freezing during colder temperatures.

Example



D. Hydro-Massage Therapy Equipment

Comments:

This inspection covers built-in hydrotherapy and whirlpool equipment.

F. Gas Distribution Systems and Gas Appliances

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

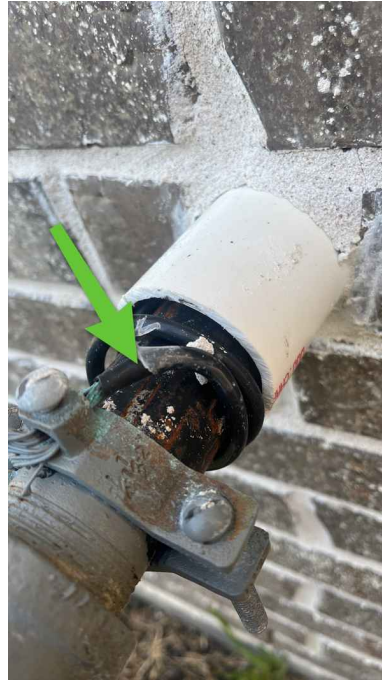
D=Deficient

I	NI	NP	D
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Location of Gas Meter: Main Level



Right Side



Gas bonding wire

Type of Gas Distribution Piping Material: Black Pipe

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

This inspection of the dishwasher covers the door gasket, control knobs, and interior parts; including the dish tray, rollers, spray arms, and he soap dispenser.

B. Food Waste Disposers

Comments:

This inspection covers the splash guard, grinding components, and exterior.

1: Excessive Noise

🔴 **Recommendation**

Garbage disposal was excessively noisy, appears to have debris trapped in grinders.

[Here is a helpful DIY troubleshooting video.](#)



C. Range Hood and Exhaust Systems

Comments:

This inspection covers the filter, vent pipe and switches as well as operation of the blower.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Exhaust Fan- Inoperable

🔴 Recommendation

Not plugged in

Exhaust fan appliance was inoperable or appeared to not function properly at time of inspection. Recommend a qualified professional for further evaluation.



D. Ranges, Cooktops, and Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

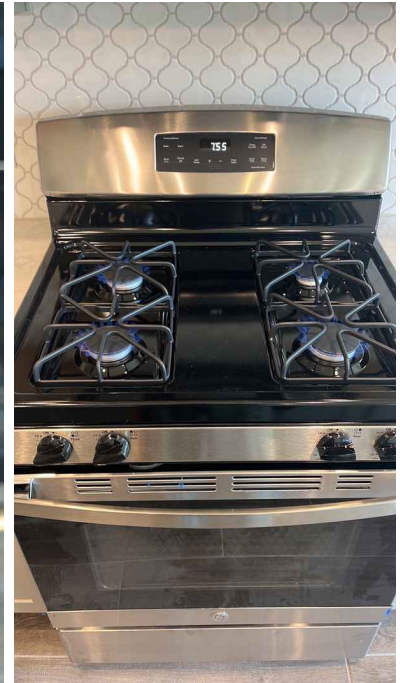
This inspection of the range, oven, cooktops, covers knobs, elements, drip pans, handles, glass panels, light covers and other parts.



Oven set temp



Oven temp reading



Range



Gas shut off valve

Gas Shutoff Valve:

It is part of the inspection that the gas shutoff valve be identified by the inspector and made known to the client of its location. If the gas valve is located behind the range the inspector may not be able to take a photo of it but will identify location within this comment.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

This inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.

Note:

Microwave ovens that are not attached to interior walls are not part of the inspection. Only microwave ovens that are affixed to wall or cabinet structures will be inspected. Microwave ovens are not checked for radiation leakage.

1: Improperly Functioning/Inoperable

🔴 **Recommendation**

Not plugged in

When testing, microwave did not function as intended. Inoperable turntable or not heating properly was observed during testing. The average microwave oven lasts about seven years with normal use, and even less with heavy use and poor maintenance.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

This inspection will cover the the operation of the unit, observing sound, speed and vibration level.

G. Garage Door Operators

Comments:

This inspection will cover the condition of the main unit, operate the unit if possible and inspect the systems safety features.

H. Dryer Exhaust Systems

Comments:

This inspection will cover the condition and operation of the unit.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Note:

Laundry equipment is not moved to check vents.