



DOOLEY INSPECTIONS LLC.

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GENERAL HOME INSPECTION

1578 Co Rd 135
Lincoln, TX 78948



Inspector

Jonathan Dooley

TREC # 22163, ICC Combination Inspector# 8869390

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goodhomeinspector@gmail.com



PROPERTY INSPECTION REPORT FORM

Lindi Cameron <i>Name of Client</i>	03/05/2024 9:00 am <i>Date of Inspection</i>
1578 Co Rd 135, Lincoln, TX 78948 <i>Address of Inspected Property</i>	
Jonathan Dooley <i>Name of Inspector</i>	TREC # 22163, ICC Combination Inspector# 880690 License #
<i>Name of Sponsor (if applicable)</i>	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).

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

Type of Building: Single Family One-Story

Weather: Cloudy

Temperature: 70-80 degrees

Rain in Last 2 Days: No

Soil Surface : Dry

Detached Buildings: Storage Building, Shed



Rear

People Present: Tenants

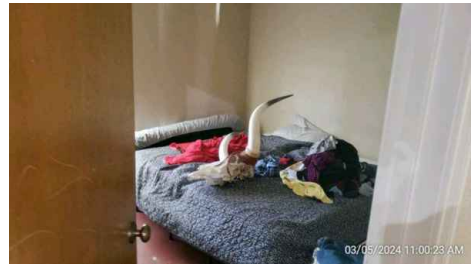
Occupancy: Furnished, Occupied



Office



Living Room



Bedroom

Furnished:

Homes that are furnished typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise be detected in an empty home. It is highly recommended that you evaluate areas where personal belongings were present for defects at some point after these belongings have been removed.

Overview:

This inspection is neither technically exhaustive or quantitative.

All items that are designated for repair or further evaluation should be investigated by qualified tradespeople within the clients contingency period to determine a total cost of said repairs and to learn of any additional problems that may be present.

This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection. The limit of liability of Dooley Inspections LLC and its employees does not extend beyond the day the inspection was performed. This is due to the fact that time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated.

General Limitations:

Per *TREC SOP*, Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The advisability or inadvisability of purchase of the property; The presence or absence of mold, lead or pests such as wood destroying insects; or Cosmetic items, Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil. Predict future condition, including but not limited to failure of components;

Comment Key

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

UNDERSTANDING THIS REPORT

For added clarity, the following colors and phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

Minor Defects/Maintenance - items found to be in need of recurring or basic general maintenance.

RECOMMENDATION: Denotes a system or component needing repair, or adjustment in order to function properly.

SAFETY HAZARD or SIGNIFICANT DEFECT: Denotes a system or component that needs immediate corrective action.

These categorizations are based on my professional judgement and experience.

The recommendations made in each comment is more important than the categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision.

Comments in Italics indicate a limitation to the inspection due to lack of access or visibility.

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, facing the front of the house.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Reinforced Concrete Slab

Disclaimers:

The Inspector is not a structural engineer or soil engineer. Differential movements may occur due to the expansive nature of the soils in this area. There is no absolute criteria to judge a foundation performance, another inspector or foundation expert may form a different opinion. Should you have any concerns regarding the foundation's condition, you are advised to consult with a licensed foundation specialist for further evaluation. This inspection does not include detection of fault lines, poor soil conditions, underground springs, or water leaks in slab. This inspection is one of first impression. Opinions are based on general observations made without the use of specialized tools or procedures.

1: Slab Releveling Needed

▲ Significant Defects or Safety Hazards

There was evidence of excessive differential movement of the slab foundation evident mainly by cracks in the brick and drywall, out of square doors and sloping floors. Using a Zip Level, I recorded a gradual 3.7" drop over 15' from middle to bedrooms (left side). Due to the amount of deflection and stress indicators, I recommend further evaluation and repair by a foundation specialist.



Front



Rear



Back Patio



Right Side



Foyer



Living Room



Dining Area



Living Room



Primary Bedroom

B. Grading and Drainage

No Gutter System:

This home did not have a gutter system installed. Installing a gutter system may be beneficial and help prevent excessive settling/movement of the foundation due to elevated moisture levels in the soil supporting the foundation.

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I NI NP D

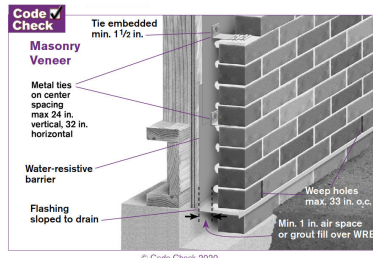
1: Grade Too High at Brick

 Maintenance Items

Height of soil was too high in areas, which can lead to insect or moisture intrusion via weep holes. A minimum of 6 inches of foundation wall should be exposed under the brick. I recommend lowering grade at the areas noted in pictures.



Right Side



2: Poor Roof Drainage

 Recommendations

Roof drainage appeared inadequate where two roof planes drain at interior corners. There were signs of erosion and ponding. I recommend adding ground cover or a guttering system to channel storm water away from the foundation.



Front



Front Right Side



Front Porch

C. Roof Covering Materials

Types of Roof Coverings: Asphalt Composition 3-Tab Shingles

Viewed From: Walked

Roof Type: Gable

Layers of Roofing Material: 1

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I NI NP D

1: Roof Replacement Needed

▲Significant Defects or Safety Hazards

There were dozens of missing shingles, heavy granule loss and active roof leaks noted in the attic. A roofing contractor should be consulted for a replacement proposal.



Rear



Front



Garage



Garage

D. Roof Structures and Attics

Means of Access to Attic: Accessible, Pull-Down Stairs

Type of Attic Ventilation: Gable Vents, Wind Turbines

Approximate Depth of Insulation: 0-3 Inches

Type of Insulation: Mineral Wool

Roof Structure Type: Stick-built, 2 X 6 Rafters

1: Old Compressed Insulation

●Recommendations

Less than 2" of original compressed insulation was observed in the attic and it was missing in a few areas. The amount of insulation in the attic did not meet generally-accepted current standards (12" R-38). To help reduce energy consumption and heating/cooling costs and help improve comfort levels, I recommend additional insulation be added.



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2: Water Stains on Decking

Recommendations

Small areas of dry rotted decking and water staining were observed at the area(s) pictured due to active roof leaks. I recommend replacing damaged wood when roof is replaced.



Rear Attic



Rear Attic



Rear Attic



Left Side Attic

E. Walls (Interior and Exterior)

Siding Material: Brick Veneer, Wood

Potential for Hidden Damages:

If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated, it should be assumed that moisture penetration has occurred and hidden damages may exist.

1: Cracks in Brick Veneer

Recommendations

Large gaps and step cracks were observed in the brick mortar. I recommend sealing gaps larger than 1/4" to prevent moisture entry, making any grading improvements recommended in this report, and monitoring of these areas for any growth or changes.



Rear Left Side



Rear

I=Inspected

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I NI NP D

2: Termite Damage

🔴 Recommendations

Signs of previous insect activity were observed at the drywall pictured. I recommend repair of damaged materials and regular treatment by a pest control specialist.



Dining Area Ceiling



Primary Bathroom

3: Dry Rot-Siding

🔴 Recommendations

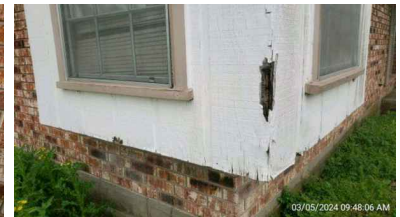
Exterior trim and siding exhibited soft deteriorated wood at area(s) pictured due to poor storm water drainage. I recommend replacing rotted wood to deter insects and correcting roof drainage.



Right Side Bay Window



Right Side



Left Side



Garage



Right Side

I=Inspected

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I NI NP D

4: Damaged Drywall

Recommendations

Cracks and holes in the drywall were observed throughout. Any openings in the drywall should be repaired to improve energy efficiency and prevent vermin entry.



Hall Bathroom



Living Room



Kitchen



Left Side Bedroom



Front Office

F. Ceilings and Floors

Disclaimer:

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. We can not move personal belongings and there may be areas that will show damage after the home is empty.

1: Water Stains on Ceiling

Recommendations

A few large water stains were observed on the ceiling at the garage. They appeared to be from roof leaks. I recommend replacing and painting the damaged drywall and insulation.



Garage



Garage

I=Inspected

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D=Deficient

I NI NP D

2: Cracked Tiles

Recommendations

Several cracked tiles and deteriorated grout were observed at areas pictured. This could be due to previous foundational movement or physical damage. I recommend replacement of damaged tiles.



Hall Bathroom



Hall Bathroom

G. Doors (Interior and Exterior)

1: Binding Door

Recommendations

I was unable to open the back door using a reasonable effort. This condition poses a fire issue if the door cannot be opened. It is likely due to foundational settlement. I recommend improvement.



Rear

2: Shower Doors Broken

Recommendations

Both of the shower doors were cracked did not close or seal properly, which will likely cause water damage to floor. Repair is needed.



Primary Bathroom

H. Windows

Windows: Aluminum, Single Pane

I=Inspected

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I NI NP D

1: Aluminum Sticking

Recommendations

All of the windows were single pane and aluminum. Some panes were out of square causing them to stick and not open and close completely. Tracks were dirty. Adjustment, cleaning and weatherproofing improvements could be undertaken. It is important that the window exteriors and interiors are caulked yearly to avoid rot or water infiltration.



Living Room

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Chimney Material: Brick, Clay Flue

Types of Fireplaces: Solid Fuel

Dirty Firebox:

The liner was partially visible and appeared good, but due to ash build up in firebox, my inspection was limited. I recommend a licensed chimney sweep to clean and inspect for safety.

Disclaimer:

This inspection is not technically exhaustive due to limited visibility of chimney flue and cap. If you have any concerns or want a full inspection, I recommend having a Certified Chimney Specialist conduct a Level II inspection (video-cam of flue, etc) of the chimney, cap, flue, etc. prior to the end of your option period.

1: Creosote Build up

Maintenance Items

The damper was coated in creosote. Creosote build-up in flue and firebox can be fire hazard. It is typically recommended to have the flue cleaned of creosote by a qualified chimney sweep before operating the fireplace and periodically throughout the life of the home to help prevent fire hazards.



Firebox

I=Inspected

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I NI NP D

2: Missing Chimney Cap

🔴 Recommendations

The chimney had no spark arrestor (aka, rain cap and vermin screen) installed. This should be corrected to help prevent sparks from becoming airborne or birds from nesting in the chimney.



Example of Spark Arrestor



Rear

3: Leaning Chimney

🔴 Recommendations

The chimney appeared to have moved, evident by gaps at the wall transition and exterior flashing. This chimney should be evaluated by a qualified professional to determine if corrective action is necessary.



Rear Living Room: 2" gap at top



Rear

K. Porches, Balconies, Decks and Carports

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I NI NP D

1: Concrete Heaved

🔴 Recommendations

The back patio and sidewalks were heaved up at several locations. This presents a trip hazard. There are new processes, such as Mudd Jacking, that are low cost and effective methods of leveling side walks. I recommend repair.



Back Patio: 4" gap



Rear

2: Roof Leaks at Patio

🔴 Recommendations

The wood rafters showed water stains at the covered porch pictured. I recommend roof repair and replacing any rotted wood decking/rafters.



Back Patio

L. Other

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I NI NP D

1: Delapidated Shed

▲Significant Defects or Safety Hazards

Substantial water damage noted in roof sheathing and framing in detached shed. There was wet rotted wood, insect damage and a sagging structural beam. I recommend demolition.



Rear



Rear

II. ELECTRICAL SYSTEMS

-
-
-
-

A. Service Entrance and Panels

Electrical Service Entrance: Overhead, Copper

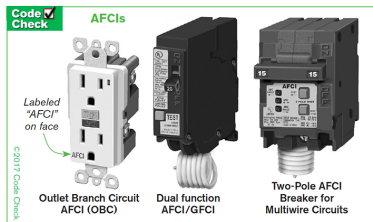
Panel Locations: Exterior

Main Panel Amperage: 200 amps

1: Missing AFCI Breakers

🔴Recommendations

AFCI breakers were not observed in the electrical panel, but these were not required at the time of construction. According to the most current electrical code, the kitchen, living, dining, laundry, closets, hallway and bedrooms should be on breakers having AFCI protection. For more info: [AFCI vs GFCI Explained](#). I recommend further evaluation by a qualified licensed electrician. *TREC requires inspectors to report on this deficiency as part of our SOP.*



Code Check



Left Side

-
-
-
-

B. Branch Circuits, Connected Devices and Fixtures

Type of Branch Wiring: Copper Romex

I=Inspected

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I NI NP D

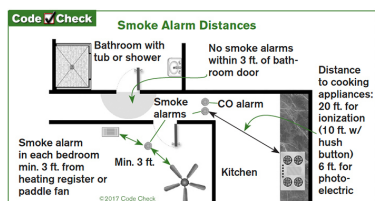
Receptacles, Switches - Not Removed:

Ancillary wiring items not inspected: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, yard and tree lighting. Outlets, switches, junction box covers and light fixtures are typically not removed.

1: Missing Smoke Detectors

Recommendations

Smoke detectors were missing at areas pictured. To meet current fire and building code, functioning smoke detectors are needed inside all bedrooms and at common hallways to bedrooms. They should be hard-wired together. I advise to install missing detectors and check batteries and functionality upon moving in. This is a life safety issue.



2: GFCI Outlets Missing

Recommendations

GFCI protected receptacles were not observed in the required locations such as near sinks at kitchen and bathrooms, laundry room and exterior. Upgrading to GFCI protected outlets would provide an extra layer of protection. Contact a licensed electrician for further evaluation. For more info: [AFCI vs GFCI Explained](#)



Rear



Half Bathroom



Kitchen



Primary Bathroom

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

3: Ceiling Fan Inoperative

Recommendations

A ceiling fan did not respond to the switch on the wall or pull string at area pictured. I recommend repair or replacement.



Dining Area

4: Outlet Scorched

Recommendations

One of the outlets had scorch marks on the outside and was difficult to insert plug. I recommend evaluation and repair or replacement by a licensed electrician.



Left Side Bedroom

5: Loose Outlet Box

Recommendations

Several of the receptacle boxes in the garage were unmounted to the wall. This should be securely installed by a licensed electrician.



Garage

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of Systems: Heat pump, Emergency Heat Coils

Energy Sources: Electric

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Heat Pump Not Operated:

The electric heat pump was not operated in heat mode because the outside temperature was above 80 degrees, which can damage unit. I recommend further evaluation when the indoor temperature is below 70 degrees.

Note: Per TREC Standards of Practice, the inspector is not required to operate the heat pump, in heat pump mode, when the outdoor temperature is above 70 degrees.

Limited Scope :

Full evaluation of the heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. We recommend the heating and cooling systems be completely serviced seasonally.

B. Cooling Equipment

Type of Systems: Central Air Conditioner

AC Specs:

Compressor/Condenser:

Mfr.Date/Capacity/Brand:

2010 / 4 ton / Carrier



Left Side

Seasonal Maintenance:

AC Service Checklist: Air handler and outside condenser should be cleaned and serviced yearly for peak performance and prior to closing including; 1. cleaning/replacing filters 2. flushing out condensate lines, 3. checking pressure on refrigerant line and 4. examining and cleaning the evaporator coils on both the condenser and air handler. This is a very limited visual inspection that cannot accurately determine the life expectancy or future performance. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Limited Scope:

Checking for a refrigerant leak is not included in this inspection due to the specialized equipment needed.

I=Inspected

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D=Deficient

I NI NP D

1: 14+ Year Old AC Condenser

 Maintenance Items

The outside condenser was nearing the end of life expectancy and may require a higher level of maintenance, and the air handler was 25 years old. *Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacement may be more cost-effective than continuing to undertake repairs.*



Left Side



Attic: 1998

2: Insufficient Cooling

 Recommendations

Air temperature measured at the supply and return registers had an average of about 5-10 degree difference, which is less than the minimum standard of 15-20 degrees F meaning the system appeared to be running inefficiently. Sometimes, the cause is as simple as a dirty filter or coils. Of course, other issues and problems cannot be ruled out. I recommend further evaluation and servicing by a qualified HVAC technician using the checklist in the info section above.



Living Room



Hallway

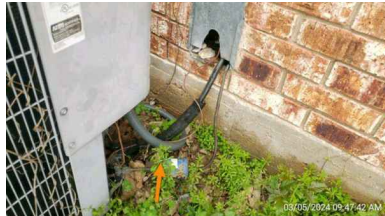


Secondary Bedroom

3: Air Leak Sound

 Recommendations

An air leak was audible on the suction (large, insulated) air-conditioner refrigerant line in attic indicated a small leak, requiring service by a specialist. The system should be serviced by a qualified HVAC contractor.



Attic

C. Duct Systems, Chases and Vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Low Quality Ductwork

Recommendations

A few of the flex ductwork appeared to be falling apart in attic. This grey duct is a known cheaper product because it becomes brittle over time, deteriorates, and the plastic outer material disintegrates in high heat environments. [Click here for more information.](#)



Attic

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Water Supply: Shared Well

Location of Water Meter: Front, Close to road

Location of Home Owner Water Supply Valve: At meter

Supply Piping Material: Copper

Plumbing Water Distribution (inside home): Copper

Static water pressure reading: 45 psi -

The static water pressure should be between 40 and 80 PSI.



Front

B. Drains, Wastes and Vents

Main Clean-Out Location: Rear of Home

Type of Drain Piping Material (Visible) : PVC

Functional Drainage Test:

I performed a functional flow test by running all of the plumbing fixtures in the house for approximately 15-20 minutes and then flushing the toilets.



Rear

I=Inspected

NI=Not Inspected

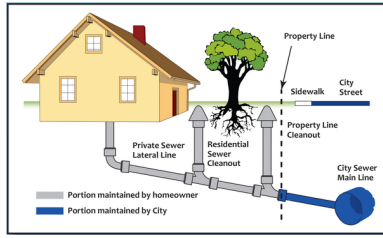
NP=Not Present

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I NI NP D

Drain, Waste & Vent Pipes - Not Visible:

Most drain, waste and vent pipes are buried and typically not visible in a finished home and a sewer scope camera was not used at the time of inspection.



Main Drain Lateral

1: Leaking Drain Pipe

⚠️ Significant Defects or Safety Hazards

The drain piping connection for a kitchen sink was leaking onto cabinet floor. I recommend repair of this leak by a licensed plumber before use.



Kitchen

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 Gallon

Water Heater Date of Manufacture: 2005

Water Temperature at the Kitchen Sink: 105 degrees -

The hot water temperature at the kitchen sink should typically be more than 85 and less than 125F for safety reasons. If it is not, see further comments below.

1: Older Water Heater (18 yr+)

👉 Recommendations

The water heater pictured appeared to be near the end of its life expectancy. Water heaters typical last 15-20 years. Due to age and appearance, I recommend budgeting for replacement in the near future.



Laundry Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: TPR Reduced Discharge Pipe

🔴Recommendations

The discharge pipe of this water heater temperature & pressure relief (TPR) valve had a pipe, valve or fitting installed that may restrict discharge. Correction by a qualified HVAC or plumbing contractor is recommended.



Laundry Room

D. Hydro-Massage Therapy Equipment

F. Gas Distribution Systems and Gas Appliances

V. APPLIANCES

A. Dishwasher

1: Dishwasher Leaked

🔴Significant Defects or Safety Hazards

During operation, the dishwasher leaked water onto the floor. Due to age and appearance, I recommend replacement.



Kitchen

B. Food Waste Disposers

C. Range Hood and Exhaust System

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Inoperative Vent Hood Fan

▲ Significant Defects or Safety Hazards

The down draft vent fan did not respond when tested. It appeared very original to house. I recommend further evaluation and repair.



Kitchen

D. Ranges, Cooktops and Ovens
Energy Source: Electricity



Original

Type: Cooktop, Oven

1: Appliances Deficient

▲ Significant Defects or Safety Hazards

The oven thermostats were off, lower oven did not work and the cooktop burners did not heat as intended. Due to age and appearance, I think the stove and ovens are at the end of life expectancy. You should budget for replacement.



Kitchen



Upper



Lower Oven Inoperative

E. Microwave Ovens
Not Built In:

The microwave didn't appear to be staying with Property and was not inspected.

F. Mechanical Exhaust Vents and bathroom Heaters

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Improper Fan Termination

Recommendations

The bathroom ventilation fan(s) discharge terminated near insulation in the attic. This condition is improper and should be corrected to help prevent mold growth or damage to home materials. All exhaust vents should terminate at the home exterior.



G. Garage Door Operator(s)

1: Inoperative Automatic Opener

Recommendations

1 of the 2 garage door openers did not respond to the wall button and appeared to be inoperative. I recommend further evaluation and repair/replacement.



Garage

H. Dryer Exhaust System

1: Missing Dryer Hood

Recommendations

The exterior discharge point was missing a hood and damper. This should be installed to prevent insect entry.



Rear

I. Other

Washer/Dryer/Refrigerator Not Inspected:

Washing machines, dryers and refrigerators are not typically operated or inspected during a general home inspection since they usually go with the seller and it is outside of TREC Standards of Practice.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

E. Septic System

Septic Inspection General Info:

Based on what we were able to observe and our experience, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System. We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a buried component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey. This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

WARNINGS:

1. If property has been vacant more than a week or the system has been only minimally used, additional water levels of testing and inspection are necessary to fully determine system functionality.
2. Determination of life expectancy of buried septic components is not possible from a visual inspection. Costly problems may not be visible.
3. Septic system performs as to the number of occupants who use the system. An increase of occupants can sometime cause the system to malfunction. Consistent and regular maintenance will help this prevent certain conditions.
4. The cleaning and grooming of pets can be harmful with a septic system. I recommend not cleaning or grooming pets into sinks and / or tubs which discharge into septic systems.
5. Water softeners are harmful to septic systems.
6. The use of chemical additives like Ridex is sometimes harmful to septic systems. I recommend consulting a qualified, certified and licensed septic specialist inspects system before using such additives.
7. Medicines, paints, chemicals, rubber products, feminine products and / or other non bio-degradable material must not be put into septic systems.

Maintenance Requirements:

The frequency of when a system needs pumping can vary greatly depending on the following factors:

Size of tanks (trash, aerobic, pump)

Number of home occupants

Items flushed down the toilets

Items put down the kitchen drain (cleaners, greasy foods etc)

Medications, Amount of water used daily

Non-Permitted System: 1979 Records at Ace Hardware -

Because this is a non-permitted septic system, it is probable that any major repairs to the tank or field lines would be required to comply with current county codes. For this reason it is important that you have the septic system inspected by a Septic Installation specialist to determine what options might be available should the tank or leach field fail in the future.

Approximate Date Last Pumped: 2023

Type of System: Conventional Gravity

Tank Material: Concrete, 250 gallon

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Assumed Location of Drain Field: Backyard -
Because drain fields are not excavated or directly observed, determining their location and size can be difficult. It is always recommended to request a copy of the septic system installation permit from the county to evaluate the site plan, location of components, and other details.*

Approximate Age of System: Unknown

Drainage system: Subsurface

Operation Test - Acceptable:

During the functional flow drainage test, I ran plumbing fixtures inside the home for 5-10 minutes, introducing approximately 60-80 gallons of water into the system. I visually verified flow through the cleanout.

Info: How a Septic System Works:

- [Homeowner's Guide to Septic Systems](#)
- [Interactive Video on How a Septic System Works](#)

Tanks Not Inspected:

The septic tanks could not be accessed or visually observed due to the lids to tanks being buried with soil. The field lines were checked for failure and the tanks were still charged with water. For a more detailed inspection, I recommend you contact the septic service company to excavate to access tank lids and inspect for proper function.



Rear

1: Field Line Concern

🚫 Recommendations

The grass was very lush in one area indicating collapsed or clogged field lines. Due to age and appearance, I recommend further evaluation of drain field and tanks by a septic specialist (Ace Hardware Lee County in Giddings)



Rear Left Side