

# HOME SCOPE REAL ESTATE INSPECTIONS

936-661-7771  
2200 FM 3018  
Oakhurst TX 77359

## Property Inspection Report

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**Prepared For:** Nazlia Yunus

(Name of Client)

**Concerning:** 3802 Rivermoss Ln, Katy

(Address or Other Identification of Inspected Property)

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**By:** Jeff Heath TREC#8182

(Name and License Number of Inspector)

8-12-2021

(Date)

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(Name and License Number of Inspector and or sponsored Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that

you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed

inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted

as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles,

move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some

safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required

to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not

inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice.

General

deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector

is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate

Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

Additional pages may be attached to this report. Read them very carefully. Comments may be provided by the inspector not an item is deemed in need of repair

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I	NI	NP	D	Inspection Item
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THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

**TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous

conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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;

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- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the

potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the

Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Property inspected was       Occupied       Vacant     

Documents provided to inspector       Sellers Disclosure       Engineers Report       Previous Inspection Report

Outside temperature during inspection      93°      Time of Inspection      10:00a.m.

Additional written information provide with this inspection report       Yes       No

Cost of inspection services \$800 to be paid at       Inspection, **Paid by Venmo**       Closing       By Mail

Note; Residential property inspection is on a two story home built in approximately 2004. Though the directions may not be exact for purposes of this inspection report everything is referenced directionally. Front of house faces south, back of house faces north and sides of house face east and.

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### I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
 Comments: (An opinion on performance is mandatory.)

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square doorframes or obvious floor slopes. This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement.

- |                           |   |  |
|---------------------------|---|--|
| Type of Foundation        | <input checked="" type="checkbox"/> Slab on Grade | <input type="checkbox"/> Post Tension Slab                                     |
|                           | <input type="checkbox"/> Floating Slab            | <input type="checkbox"/> Pier and Beam – Raised                                |
| Visible Floor Types       | <input checked="" type="checkbox"/> Concrete Slab | <input type="checkbox"/> Steel <input type="checkbox"/> Wood Framing           |
|                           | <input type="checkbox"/> Wood on Ground           |  |
| Pier and Beam Crawl Space | <input type="checkbox"/> Accessible               | <input type="checkbox"/> Not Accessible  |
| Crawl space inspected     | <input type="checkbox"/> From Opening             | <input type="checkbox"/> From under home                                       |
| Visibility of crawl space | <input type="checkbox"/> Full                     | <input type="checkbox"/> Limited <input type="checkbox"/> Hazardous conditions |
| Limited under             | <input type="checkbox"/> Bathroom                 | <input type="checkbox"/> Kitchen <input type="checkbox"/>                      |
| Type of Ventilation       | <input type="checkbox"/> Screened Vents           | <input type="checkbox"/> Power Vents   |

Foundation Performance: Foundation exhibited no visible signs of significant structural deficiencies and appears to be functioning as intended at time of inspection.

**B. Grading & Drainage**

Comments: The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

Grading and drainage appear to be functioning at time of inspection though are written as deficient due to;

1. High soil levels (bark mulch) in flower beds against foundation perimeter edges at south and north sides of house. Foundation should have at least a couple inches of exposure around perimeter of house.

Recommend correcting issue mentioned in this section.



Sample pictures of built up bark mulch in flower beds cover foundation perimeter edges.

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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect)

Comments: The inspector will identify and inspect the roof covering. He will not make a determination regarding the remaining life expectancy of the roof covering. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

- Type of Roof Covering     Wood     Tile     Composition      
Roof Condition             Good / New     Average     Aged  
Roof Observed from       Roof     Ladder     Ground  
    Unable to make a close observation due to  
 Evidence of previous repairs to flashings / skylights / other penetrations



Picture from ground



Picture from rooftop

Roof covering and its components appear to be functioning at time of inspection though are written as deficient due to;

1. Gutter across balcony at back of house does not appear to be properly sloped indicated by gutter hold water at time of inspection.
2. Gutters at east side of house need to be cleaned out.
3. Shrub limbs growing close to roof at west side of house should be trimmed back to at least 3ft of roof.

Recommend professional roofing company to further evaluate roof covering and issues mentioned in this section.

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**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

Comments: He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof.

The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will inspect for the visible presence of attic insulation and report the approximate depth.

- |                     |  |   |   |
|---------------------|--|---|---|
| Roof Type           | <input checked="" type="checkbox"/> Wood Frame   | <input type="checkbox"/> Steel Frame                |   |
| Attic Observed From | <input checked="" type="checkbox"/> Attic        | <input type="checkbox"/> Attic Access Opening       | <input type="checkbox"/> No Access        |
| Attic Ventilation   | <input checked="" type="checkbox"/> Soffit Vents | <input checked="" type="checkbox"/> Exhaust Ports   | <input type="checkbox"/> Gable Vents      |
|                     | <input type="checkbox"/> Ridge Vents             | <input checked="" type="checkbox"/> Wind Turbine(s) | <input type="checkbox"/> Power Turbine(s) |
|                     | <input type="checkbox"/> None Evident            |   |   |

Approximate Depth of Attic Insulation: 12 inches Vapor Barrier  Not Visible

Approximate Average Thickness of Vertical Insulation . Not visible and or present

Visible evidence of moisture penetration evident in

Roof structure and attic exhibited no visible signs of significant structural deficiencies and appear to be functioning as intended at time of inspection.

Note; not all attic area was fully accessible to inspect due to limited crawl spaces.

**E. Walls (Interior & Exterior)**

Comments: He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

- |                           |   |   |   |
|---------------------------|---|---|---|
| Visible Wall Construction | <input type="checkbox"/> Wood               | <input checked="" type="checkbox"/> Hardy | <input type="checkbox"/> EIFS / Stucco  |
|                           | <input checked="" type="checkbox"/> Masonry | <input type="checkbox"/> Concrete         | <input type="checkbox"/> Vinyl or Other |

Evidence of water penetration evident in

Walls exhibited no visible signs of significant structural deficiencies and appear to be functioning at time of inspection though are written as deficient due to;

1. Shrubs growing against exterior wall at west side of house should be trimmed back to at least 1ft away from wall.
2. Tree limbs rubbing against exterior wall at south side of house should be trimmed back to at least 1ft away from wall.

Note; interior south wall in upstairs southeast bedroom exhibits a crack in sheetrock, this appears to be due to thermal expansion and contraction of framing structure and does not appear to be due to significant structural issues.

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Pictures of shrub and tree limbs growing and or touching exterior walls.

**F. Ceilings & Floors**

Comments: The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. He will report any visible evidence of water penetration. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicate water penetration.

Evidence of water penetration evident on

Ceilings and floors exhibited no visible signs of significant structural deficiencies and appear to be functioning as intended at time of inspection.

**G. Doors (Interior & Exterior)**

Comments: The inspector will inspect interior doors, exterior doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors.

Doors appear to be functioning at time of inspection though are written as deficient due to;

1. Several doors appear to be missing their door stops.
2. Left side pocket door to upstairs game room is missing its stop block at end of rail thus if door is closed to far wheels will come off its track.
3. Door to balcony rubs against threshold. Door may be in need of adjustment.
4. Door from house to garage does not properly seal against weather stripping when closed and door knob throw does not retract as intended.

**H. Windows**

Comments: The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens.

Safety glass installed in hazardous locations

Windows appear to be functioning at time of inspection though are written as deficient due to;

1. Numerous windows have broken and or disconnected guide tension bars thus windows do not properly operate.
2. Middle right window, middle left window, far left window in upstairs game room, right window in study and right window in upstairs southeast bedroom appear to be glazed. Glazed window means the internal seal between glass panes has failed thus allowing air and moisture particles between glass panes causing a glazed and or fogged effect and loses some of its efficiency as a double pane insulated window.

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Sample picture of spiral metal guide tension bar that has come disconnected from bottom of window frame.

**I. Stairways (Interior & Exterior)**

Comments: The inspector will inspect stair cases, hand railing, guard railing and all visible aspects of the stair case structure.

Staircases and thier components appear to be functioning as intended at time of inspection.

**J. Fireplace / Chimney**

Comments: The inspector will report a gas log lighter valve that leaks gas or does not function. He will report deficiencies in the circulating fan. The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test.

- |                     |   |  |  |
|---------------------|---|--|--|
| Type of Fireplace   | <input type="checkbox"/> Masonry                | <input checked="" type="checkbox"/> Metal Insert | <input type="checkbox"/> Wood Stove/Insert                         |
| Type of Chimney     | <input type="checkbox"/> Tile                   | <input type="checkbox"/> Brick                   | <input checked="" type="checkbox"/> Metal <input type="checkbox"/> |
| Chimney Cap         | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not Present             |  |
| Combustion Air Vent | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not Present             |  |
| Gas Valve / Logs    | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not Present             |  |
| Chimney Observed    | <input checked="" type="checkbox"/> From Ground | <input checked="" type="checkbox"/> From Roof    |  |

Fireplaces and chimneys appear to be functioning at time of inspection though are written as deficient due to;

- 1.Fireplace in living room needs to be cleaned out and chimney appears to be in need of being cleaned.
- 2.Remote for self contained gas log fireplace in master bedroom did not function at time of inspection.

**K. Porches, Balconies, Decks, and Carports (Attached)**

Comments: The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

Balcony appears to be functioning as intended at time of inspection.

**L. Other**

Comments:



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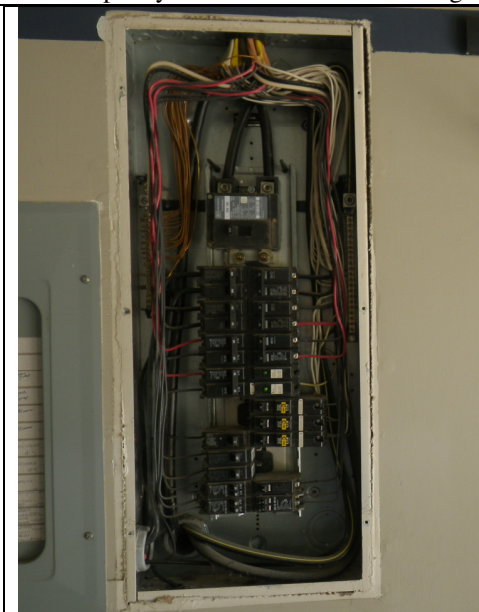
## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

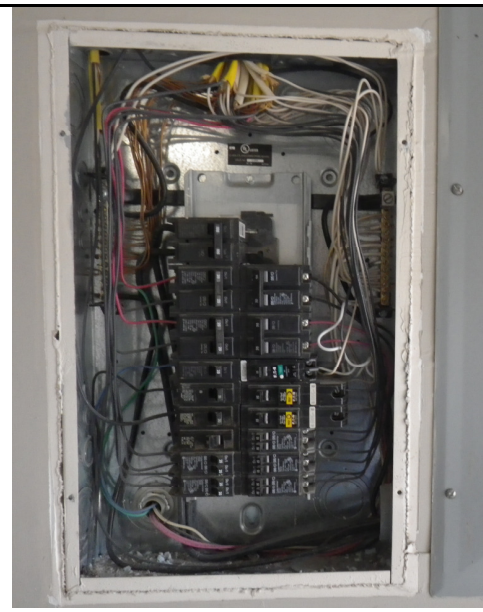
Comments: The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

Wire Type(s) Found in Main and Sub Panels:  Copper  Aluminum   
Appropriate Connections:  Present  Not Present

Location of Main(s) / Sub Panel(s) / Disconnect(s) garage  
Ampacity 200 Wiring Methods Non Metallic Cable



Picture of Main Breakers



Picture of Sub Breakers

Main breaker box, panel, wires and breakers appear to be functioning at time of inspection though are written as deficient due to;

1. Upper 30amp breaker on right side of sub breaker box appears to have #12 copper wires tied to it which are too small of wire for a 30amp breaker. 30amp breakers require at least #10 copper wires.
2. Branch circuit neutral wires to tied to neutral bus bar at sub breaker box are bonded to back of breaker box and to branch circuit ground bus bar. Branch circuit neutral wires at a sub breaker box should not be in contact with branch circuit ground wires and or metal enclosure (breaker box).

Recommend licensed electrician to further evaluate issues mentioned in this section.

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

Comments: The inspector will inspect all accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report if Ground Fault Circuit Interrupter (GFCI) devices and Arc-Fault outlets that are not properly installed or do not operate properly.

- Branch Circuit Wiring  Copper  Aluminum  
 Branch Circuit Wiring is  Grounded 3 wire  Ungrounded 2 wire  
 GFCI Protection at  Kitchen  Bar  Bathroom  Laundry  
 Whirlpool  Garage (note for freezer use)  
 Exterior outlets (below 5'6")  Pool/Spa light  
 Arc-Fault Protected Protection:  Present  Not present  
 Smoke detectors:  Present  Not present.  
 Smoke detectors power source:  Battery only  Battery and Hard wired into electrical system.

Branch circuits, connected devices and fixtures appear to be functioning at time of inspection though are written as deficient due to;

- 1.Recessed vanity light in master bathroom over right side sink is not functioning.
- 2.Recessed light over master shower does not appear to be secured to ceiling as intended.
- 3.Recessed light at top of front staircase is not functioning.
- 4.Open junction box in roof soffit at back of house needs a cover installed on it if electrical wires inside it are not used.
- 5.Three fluorescent light fixtures in garage do not appear to be functioning and or properly functioning.
- 6.Exterior outlet at back patio next to door to master bedroom is missing a plug cover.
- 7.Floor outlet in living room is missing a plug cover.
- 8.Fluorescent light fixture in master closet has a damaged lens cover.
- 9.Door bell does not appear to be properly functioning (will not chime as intended).
10. Not all garage outlets are GFCI protected and are required to be.
11. Only two landscape lights function in the front yard and none of them function in backyard.

Recommend licensed electrician to further evaluate issues mentioned in this section.



Picture of recessed light not secured to ceiling over master bathroom shower and picture of damaged lens cover on fluorescent light fixture in master closet.

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Picture of open junction box observed in soffit at back of house.

### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

**A. Heating Equipment**

Type and Energy Source: Vertical Flow - Gas

Comments: The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not determine the efficiency or adequacy of a system.

- |                    |  |   |  |
|--------------------|--|---|--|
| Furnace is         | <input checked="" type="checkbox"/> Fully accessible | <input type="checkbox"/> Partially Accessible | <input type="checkbox"/> Not Accessible                |
| Gas Shut Off Valve | <input checked="" type="checkbox"/> Present          | <input type="checkbox"/> Accessible           | <input type="checkbox"/> Not Present and/or Observable |
| Branch Line        | <input checked="" type="checkbox"/> Iron / Flex      | <input type="checkbox"/> Copper               | <input type="checkbox"/>                               |

Gas heating units appear to be functioning as intended at time of inspection.  
 Note; upstairs Lennox gas heating unit is original to house and downstairs Payne gas heating unit was replaced in 2020.

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**B. Cooling Equipment**

Type and Energy Source: Electric - Freon

Comments: The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

Unit Manufacturer see below

Location	Downstairs AC Unit	Return	74°	Supply	56°	Δ Temperature	18°
Location	Upstairs AC Unit	Return	74°	Supply	56°	Δ Temperature	18°
Location		Return	°	Supply	°	Δ Temperature	°

Window Air Conditioners  Present  Not Present

House has a vertical flow AC system with a American Standard 5 ton condensing unit manufactured in 2013 and a vertical flow AC system with a Payne 4 ton condensing unit manufactured in 2020. Air temperature differentials (deltas) were 18 degrees which are in line with state standards guidelines of 15-20 degrees indicating AC systems are cooling as intended at time of inspection. AC systems and their components appear to be functioning as intended at time of inspection.

**C. Duct System, Chases and Vents**

Comments: The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not operate venting systems unless the ambient air temperatures or other circumstances are conducive to safe operation without damage to the equipment.

Filter Type Fiberglass

Duct system, chases and vents appear to be functioning as intended at time of inspection.

**IV. PLUMBING SYSTEM**

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

Location of water meter: front yard

Location of main water supply valve: laundry room

Static water pressure reading: 68psi

Comments: He will report deficiencies in the type and condition of all accessible and visible water supply line components. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

Type of Supply Lines  Copper  Galvanized Iron  
 PVC/CPVC  Polybutylene   
 Anti Siphon / Back Flow / Air Gap(s)  Present  Not Present

Plumbing supply, system and fixtures appear to be functioning at time of inspection though are written as deficient due to;

- 1.Exterior faucet bibs are missing their backflow preventers.
- 2.Faucet handles at bathroom sink in upstairs southeast bedroom leak when water is turned on.

Recommend licensed plumber to further evaluate issues mentioned in this section.

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**B. Drain, Wastes and Vents**

Comments: He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks.

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, private sewer systems, water wells, sprinkler systems swimming pools or solar water heating systems.

Type of waste lines  PVC  Iron  Tile

Drain, waste and vents appear to be functioning at time of inspection though are written as deficient due to;  
 1. Bathroom sink at up upstairs east bedroom appears to be draining slowly.  
 Recommend licensed plumber to further evaluate issues mentioned in this section.

**C. Water Heating Equipment**

Energy Source: Gas  
 Capacity: 40 gallon, 40 gallon

Comments: The inspector will describe the type of water heater and its energy source and inspect each unit.

The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector.

T & P Valve  Operated  Not Operated because  
 Safety Pan & Drain Installed  Yes  No  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Garage Unit(s): Physically Protected  Yes  No  
 18 inch Floor Clearance  Yes  No

Unit Manufacturer Rheem Rheem

House has two Rheem gas water heater (manufactured in 2015) set in series. Gas water heater appears to be functioning at time of inspection though is written as deficient due to;  
 1. Flue vent pipe at right side water heater is not strapped in place where flue vent pipe terminates roof structure. Appears when water heater was replaced plumber did not re-installed metal strap around flue vent pipe.  
 Recommend licensed plumber to further evaluate issue mentioned in this section.



Picture of right side water heater flue vent pipe not strapped in place.

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**D. Hydro-Massage Therapy Equipment**

Comments: The inspector will inspect the unit and report if it does not operate or is inaccessible.

GFCI  Present  Not Present  
Access Cover  Available  Accessible  Not Available and/or Accessible

Hydro-therapy tub in master bathroom appears to be functioning as intended at time of inspection.

**V. APPLIANCES**

**A. Dishwashers**

Comments: The inspector will operate the unit in the normal mode with the soap dispenser closed

Dishwasher appears to be functioning as intended at time of inspection.

**B. Food Waste Disposers**

Comments: The inspector will operate the unit and report any unusual noise or vibration.

Food waste disposer appears to be functioning as intended at time of inspection.

**C. Range Hood and Exhaust Systems**

Comments: The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration..

Vent  Recirculates Air  Vents to Exterior  Vent not Present

Range hood and exhaust system appear to be functioning as intended at time of inspection.

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

Comments: The inspector will operate each range or cooktop and report any broken or missing knobs, elements, drip pans, or other parts.

Type of Range  Electric  Gas  
Type of Oven  Electric  Gas  
Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
Branch Line  Iron / Flex  Copper   
Oven Temperature when set at 350° 352° °

Gas range and electric oven appear to be functioning as intended at time of inspection.

**E. Microwave Ovens**

Comments: The inspector will not test for radiation leakage.

Microwave appears to be functioning as intended at time of inspection.

**F. Mechanical Exhaust Vents and/or Heaters**

Comments: The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

Vents terminate outside the structure

Mechanical exhaust fans and vents appear to be functioning at time of inspection though are written as deficient due to;

- 1.Exterior vent housings at west side of house are damaged and in need of being replaced.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient and or In Need of Repair

I	NI	NP	D	Inspection Item
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Picture of damaged exterior vent housings observed at

west side of house.

**G. Garage Door Operators**

Comments: The inspector will operate the overhead garage door manually or by an installed automatic door control. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor.

Door Operated  Manually  Automatic Door Controls

Automatic garage door openers and garage doors appear to be functioning as intended at time of inspection.

**H. Dryer Exhaust Systems**

Comments;

Dryer exhaust system appears to be functioning at time of inspection though is written as deficient due to;

1. Dryer vent appears to be in need of being cleaned out.

**I. Other**

Comments;

Gas valve in laundry room needs to be capped if not used.

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments: The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve. He will report deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone.

Anti Siphon Valve(s) Present  
 Shut Off Valve(s) Present  
 Number of Zones 8  
 Areas of Non Coverage see below

Back Flow Preventers Present  
 Location of Shutoff Valve in ground front yard  
 Control Panel Located in garage

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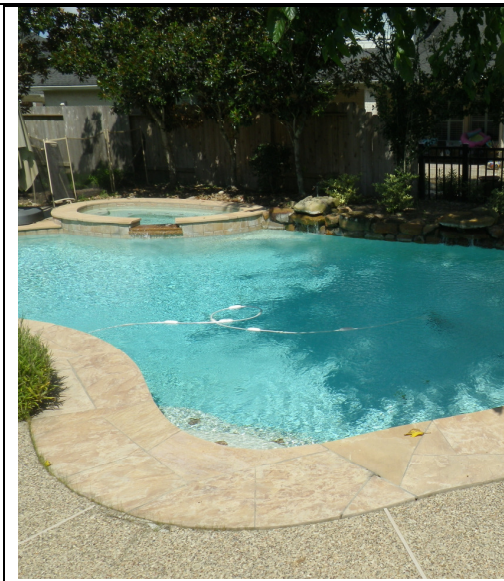
I	NI	NP	D	Inspection Item
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Lawn sprinkler system appears to be functioning at time of inspection though is written as deficient due to;  
 1. Zone 8 did not appear to function when running through the zones thus northwest corner of backyard did not have full coverage.  
 Recommend licensed irrigation company to further evaluate issue mentioned in this section.

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

Comments: The inspector will describe the type of construction and inspect the pool or spa. He will not fill the pool, spa or hot tub with water. He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks. He will not uncover or excavate any lines or other concealed components of the system. He will report aboveground water leaks.  
 He will report pump motors, controls and sweeps that do not function or those that lack proper wiring and circuit protection.  
 The inspector will inspect any heating equipment present and report gas units that are using improper materials for the gas branch line or the connection to the appliance He will not inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, water ionization devices or water conditioners.

- |                               |   |                                      |   |
|-------------------------------|---|--------------------------------------|---|
| Unit is a:                    | <input type="checkbox"/> Swimming Pool          | <input type="checkbox"/> Spa         | <input checked="" type="checkbox"/> Pool / Spa Combination        |
| Type of Pool/Spa Construction | <input checked="" type="checkbox"/> Gunite      | <input type="checkbox"/> Fiberglass  | <input type="checkbox"/> Vinyl <input type="checkbox"/>           |
| Filter type                   | <input type="checkbox"/> Sand                   | <input type="checkbox"/> Cartridge   | <input checked="" type="checkbox"/> D.E. <input type="checkbox"/> |
| GFCI on Pool / Spa Light      | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not Present |   |
| Type of Heater                | <input type="checkbox"/> Not Present            | <input type="checkbox"/> Electric    | <input checked="" type="checkbox"/> Gas                           |
| Gas Shut Off Valve            | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Accessible  | <input type="checkbox"/> Not Present or Observable                |
| Branch Line                   | <input checked="" type="checkbox"/> Iron / Flex | <input type="checkbox"/> Copper      | <input type="checkbox"/>  |
| Fence / Enclosure             | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not Present |   |



Picture of Pool



Picture of Pump Equipment

Pool and spa appear to be functioning at time of inspection though are written as deficient due to;  
 1.Pool/spa pump and motor system appears to be leaking.  
 2.Chlorinator appears to be leaking.  
 3.Compression coupler on intake side of filtration system is cracked.  
 4.Pool/spa lights did not function and or could not get them to come on.



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Recommend professional pool company to further evaluate pool/spa and issues mentioned in this section.



Picture of water leaking on concrete pad around pool/spa pump and motor. Picture of chlorinator leaking.



Picture of cracked compression coupler.

**C. Outbuildings**  
 Comments:

**D. Private Water Wells (A coliform analysis is recommended)**  
 Type of Pump: above ground pump  
 Type of storage Equipment:  
 Comments:

**E. Private Sewage Disposal (Septic) Systems**  
 Type of System: Traditional Septic  
 Location of Drain Field:  
 Comments:

**F. Other**  
 Comments:

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I	NI	NP	D	Inspection Item
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This inspection report reports only on the items listed and only on the present condition of those items. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of inspection, which is whether such items at this time are observed to serve the purpose for which they are originally intended. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting, or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is URGED to contact a qualified Specialist to make further inspections or evaluations of that item. Buyer must notify HOME SCOPE REAL ESTATE INSPECTIONS in writing of any complaints within seven (14) days of the date of inspection and must thereafter allow prompt reinspection of the item complained of, otherwise, all claims for damages arising out of such complaint are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to HOME SCOPE REAL ESTATE INSPECTIONS for all of its attorney’s fees incurred in such action. **Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.**

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General’s Office, your local District or County Attorney, or the attorney of your choice.

If a dispute arises out of or relate to independent inspection performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto hereby agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or arbitrator(s), at either party’s option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute.

**Understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition at time of inspection.**