

**HOME SCOPE**  
**REAL ESTATE INSPECTIONS**  
**936-661-7771**  
**2200 FM 3018**  
**Oakhurst TX 77359**

**Property Inspection Report**

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**Prepared For:** Beyazid 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)

7-6-2024

(Date)

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

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**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**

The 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.
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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 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.

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

I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient and or need of repair

I	NI	NP	D	Inspection Item
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**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 components and DOES NOT imply insurability or warrantability of the structure or its components.

### NOTICE OF 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). Example 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 of 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.

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I	NI	NP	R	Inspection Item
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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 90° Time of Inspection 10:00a.m.  
Additional written information provide with this inspection report  Yes  No  
Cost of inspection services \$850 to be paid at  Inspection, **Paid 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 west.

**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 type="checkbox"/> Slab on Grade	<input checked="" 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 side of house. Foundation should have at least a couple inches of exposure around perimeter of house.

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Sample pictures of high soil levels (built up bark mulch) in front flower beds.

**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. Composition roof shingles appear to be in average to aged condition. Shingles are written as deficient due to observing several cracked ridge shingles and shingles exhibit signs of delamination with loss of protective gravel coating.

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2.Exposed nail heads at ridge ends and at jackboots need to be caulked and sealed.

3.Gutters are missing downspouts at back of roof structure.

Note; roof covering at back of house appears to exhibits a couple areas of previous repair and or replaced shingles.

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



Sample pictures of cracked ridge shingles observed on roof.



Sample pictures of shingles starting to delaminate.

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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  Wood Frame  Steel Frame  
 Attic Observed From  Attic  Attic Access Opening  No Access  
 Attic Ventilation  Soffit Vents  Exhaust Ports  Gable Vents  
 Ridge Vents  Wind Turbine(s)  Power Turbine(s)  
 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  Wood  Hardy  EIFS / Stucco  
 Masonry  Concrete  Vinyl or Other

Evidence of water penetration evident in

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

**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. Door leading out to upstairs balcony will not latch when closed and rubs threshold. Door appears to be in need of adjustment.
2. Deadbolt throw does not engage notch in door jam at door in master bedroom leading to back patio area thus deadbolt lock does not function.
3. Door leading from house to garage is missing weather stripping around door jam.

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**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;

- 1.1. 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, right north facing window in breakfast area, three windows in master bedroom 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.



Sample picture of 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.

Staircase and its 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 type="checkbox"/> From Roof               |  |

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

- 1.No remote present for self contained fireplace in master bedroom, fireplace was operated manually.

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**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 and its components appear to be functioning as intended at time of inspection.

**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

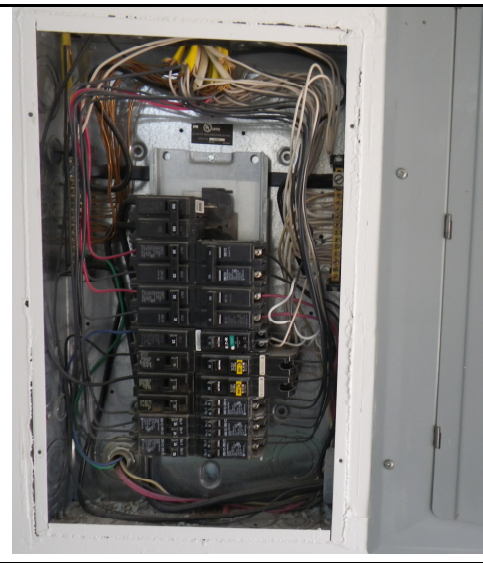
Comments: The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

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 Breaker Box



Picture of Sub Breaker Box

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

- 1.Branch circuit neutral wires tied to neutral bus bar at sub breaker box are bonded to back of breaker box with bonding strap and screw and to branch circuit ground bus bar with metal 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.Outlet at kitchen island and all outlets in garage except for GFCI resetable outlet on north wall are NOT GFCI protected and are required to be GFCI protected.
2. Ceiling fan in study is out of balance indicated by it wobbling on high speed fan setting.
- 3.All outlets in upstairs southwest guest bedroom except for outlet on north wall exhibited no power at time of inspection and no breakers appeared to be tripped at main or sub breaker boxes.
- 4.Outlet at left side south wall in upstairs game room exhibits reversed polarity (hot/neutral wires are crossed).

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

**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  Fully accessible  Partially Accessible  Not Accessible  
Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
Branch Line  Iron / Flex  Copper

Gas heating units appears to be functioning as intended at time of inspection.

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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	72°	Supply	52°	Δ Temperature	20°
Location	Upstairs AC Unit	Return	75°	Supply	57°	Δ Temperature	18°
Location		Return	°	Supply	°	Δ Temperature	°

Window Air Conditioners  Present  Not Present

House has two vertical flow AC systems with a Payne 4 ton condensing unit manufactured in 2020 and an American Standard 5 ton condensing unit manufactured in 2013. Air temperature differentials (deltas) were 20 and 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.

Note; safety pan under upstairs AC unit exhibits corrosion. Corrosion appears to be surface type corrosion and does not appear to have compromised the functionality of the safety pan.



Picture of corrosion observed in safety pan under

upstairs AC unit.

**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.

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### 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: 69psi

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                       Pex  
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 hose bibs are missing backflow preventers.
- 2.Tub/shower enclosure at upstairs east side guest bathroom exhibits an opening in enclosure over shower head that should be sealed.
- 3.Water at master bathroom shower would get warm but would not get hot. Mixing valve may be in need of adjustment.

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



Picture of opening above shower head in tub/shower enclosure at upstairs east side guest bathroom.

**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 as intended at time of inspection.

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**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 (2015) Rheem (2015)

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.
- 2.Flue vent pipe at left side water heater does not appear to be properly installed over draft diverter at top of water heater tank.

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



Picture of flue vent pipe at right side water heater not strapped in place where flue vent pipe terminates roof structure and picture of flue vent pipe not properly installed over draft diverter at left side water heater.

**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

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## 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 though are written as deficient due to;

- 1.Exterior louvered vent for downdraft vent system at exterior east side of house appears to be dry rotted and damaged.

Note; house has two exhaust systems at range top, has a recirculating system above range top and a downdraft exhaust system in middle of range top.



Picture of damaged louvered vent opening for

downdraft range hood at exterior east side of house.

**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	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	
Type of Oven	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	
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"/>
Oven Temperature when set at 350°		341°	°

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.

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**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 as intended at time of inspection.

**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

Left side (east side) automatic garage door opener was not functioning at time of inspection. Push button control boxes on for automatic openers were not properly secured to wall. Manual locks on garage doors need to be disabled due to garage doors being connected to automatic openers.  
Note; right side (west side) automatic garage door opener functioned as intended.

**H. Dryer Exhaust Systems**

Comments;

Dryer exhaust system appears to be functioning as intended at time of inspection.

**I. Other**

Comments;

## 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

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

1. Zone 2 has water leaking around base of one of its pop up spray heads in front yard. Zone 8 did not appear to function when running through the zones thus northwest corner of backyard did not have full coverage.
2. Zone 8 did not appear to function when running through the zones thus northwest corner of backyard did not have full coverage.

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Picture of water bubbling up around base of pop up spray head in zone 2.

**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"/> Sand        | <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 |   |

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 Pool/Spa

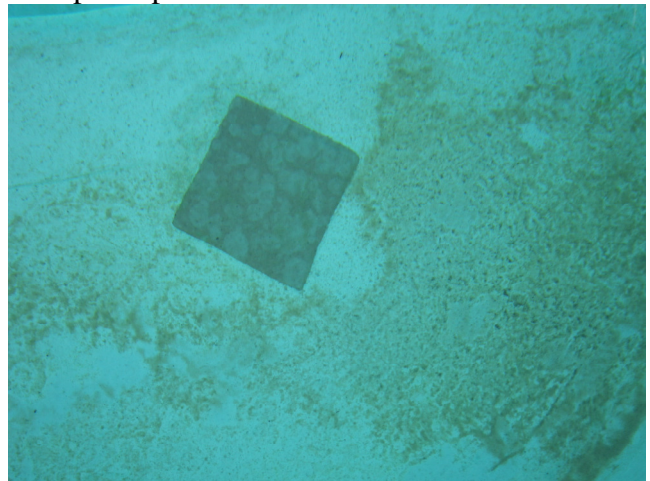
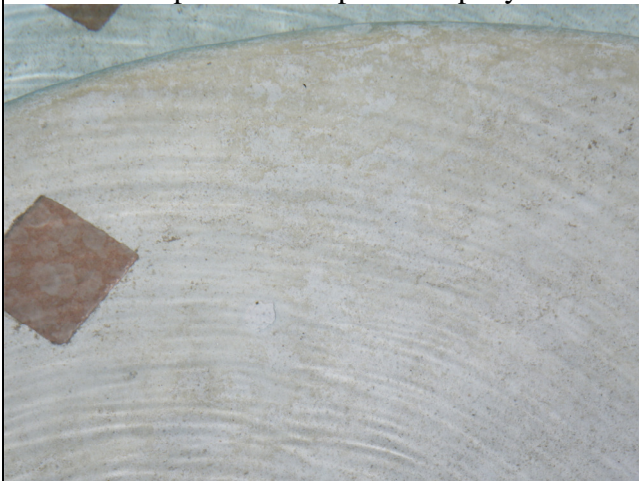


Picture of Pump Equipment

Pool/spa appears to be functioning at time of inspection though are written as deficient due to;

- 1.Pool/spa heater did not function at time of inspection. Heating unit would not fire-up.
- 2.Chlorinator appears to be leaking.
- 3.Pool plaster exhibits signs of starting to pit and spall.

Recommend professional pool company to further evaluate pool/spa.



Sample pictures of pool plaster pitting and spalling.

**C. Outbuildings**  
 Comments:



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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**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:

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.**