Property Inspection Report

Texas Premium Inspections

Inspector: Kelly Oldenkamp

Kelly Oldenkamp 21667
Texas Premium Inspections

6611 Etchstone Dr
Inspection Prepared For: Janice Christiansen
Agent: Lori Delaney -

Date of Inspection: 9/19/2024
Year Built: 1994 Size: 2983
Weather: 79°, sunny, no breeze

PROPERTY INSPECTION REPORT FORM

Janice Christiansen	9/19/2024
Name of Client	*Date of Inspection*
6611 Etchstone Dr, Spring, TX 77389	
Address of Inspected Property	
Kelly Oldenkamp	21667
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you!

Please carefully read your entire Inspection Report.

If you desire, call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still here for you throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." Information provided herein is in keeping with the Texas Real Estate Commision's standard of practice. It's purpose is to provide you with the information to use in making your purchase decision. The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, inaccessability and personal possessions.

Depending upon the age of the property, some items like GFCI/ AFCI outlets may not be installed but will be recommended; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors specilaizing in the area of expertise needed evaluate and repair any and all critical concerns, deficiencies and defects.

NOTE: this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE OR AN INTRUSIVE OR INVASIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. IT IS ONLY A VISUAL PERFORMANCE and GENERAL OVERVIEW OF THE PROPERTY.

NOTE: we DO NOT and CANNOT test or inspect for MOLD, MOLD SPORES, AIR QUALITY, LEAD PAINT, ASBESTOS, DEFECTIVE DRYWALL, etc. anywhere inside or outside the home. If you feel it necessary to have a thorough inspection for those items, you will need to contact a specialized licensed inspector that is properly certified preferably before your option period has expired.

This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risks 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspections, 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.

Digital Images: photos are not a requirement of the inspection standards and not included in the fee. Any courtesy digital pictures, images or illustrations in the Report or Summary &Addenda are a random sampling of the conditions or damages in a representative number of areas chosen and should not be considered to show all of the damages, conditions or deficiencies observed. There will be some conditions, damages, and or deficiencies not represented with digital images or not included in the Report or Summary. Photo use does not suggest any more or less of importance.

The inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number and or email) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including but not limited too telephone and or email) regarding special services to benefit you and your family. You have the complete opportunity to opt out at any time.

Texas Premium Inspections reserves the right to revise and or change making corrections to the report within the 48 hr allotted time allowed by TREC. Under TREC's standards, we are not obligated to release the report until payment has been made and are not held to the 48 hour release rule.

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State of Texas. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.

Reports are non-transferable and may not be used or relied upon by other parties without the written consent of both Client and Company.

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X			X	A. Foundations

Type of Foundation(s):
• The foundation was a monolithic slab-on-grade.

Comments:
• The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.

• Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.
Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible portions of the concrete slab-on-grade. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings.

• Voids in the foundation or deterioration need to be patched.

Foundation voids

Foundation voids

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

I	NI	NP	D	
X			X	B. Grading and Drainage

Comments:
• The home had only a partial storm water drainage system to channel roof drainage and storm water away from the foundation. There was no roof drainage system installed on this house, however the ground was sloped enough to channel water away from the structure. The Inspector recommends installation of a roof drainage system to better help protect the home structure and occupants.
• The Inspector observed few deficiencies in the condition of the roof drainage system. Notable exceptions will be listed in this report.

• Gutters and downspouts were fabricated from vinyl.
• The building site had a minor slope.
• A Koi Pond is present, not inspected by the inspector. Consult owner on the pond
• Only portions of the roof had gutters and downspouts installed.
Portions of the home without gutters may experience excessive moisture levels in soil near the foundation.
This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above.
The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants.
• Gutters were loose/ nails coming out in areas and should be securely re-attached.
• Some gutters were missing end caps at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure.
• The gutters were bent, crushed or damaged in areas at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure.
• The home was missing downspouts. This condition can cause excessively high moisture levels in soil next to the foundation that can effect the ability of the soil to support the weight of the structure above and/or can cause damage related to soil/foundation movement. The Inspector recommends installation of downspouts as needed.
• Recommend all downspouts, roof drains must discharge a minimum of 5' (five feet) from footing or too an approved drain system
• The inspector feels that there are trees too close to the structure and may cause damage to the foundation and or structure in the future.

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

I	NI	NP	D

Tree too close

Trees too close

Gutter in disrepair

KOI pond

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

I	NI	NP	D
X			X

C. Roof Covering Materials

Type(s) of Roof Covering:
• The roof was covered with composition fiberglass asphalt shingles, also called "architectural" or dimensional" shingles.Composition shingles are composed of multiple layers bonded together and are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Viewed From / Roof Type:
• The Inspector evaluated the roofing materials and components from a ladder at the roof edge and from the ground with binoculars. This method is a limited inspection and may not reveal all deficiencies. Under current TREC Standards of Practice, inspectors are only required to have equipment to reach to the height of a single story roof, 16' ladder. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you may hire a qualified roofing contractor with the equipment required to safely access the entire roof.

Comments:
• The home had a a combination of gable and hip roofs.
• ROOF SLOPE was approximately 6/12 to 12/12.
• The inspector observed no apparent deficiencies when inspecting roof edge flashing and appeared to be in satisfactory condition.
• The Inspector observed to have no apparent deficiencies in the condition of the underlayment visible at the time of the inspection. Most underlayment was hidden by the roof-covering material and was not inspected.
• The underlayment was hidden beneath the roof-covering material. The inspector was able to view underlayment edges only at representative areas around the perimeter of the roof. The majority of underlayment was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.
• The Inspector observed no apparent deficiencies in the condition of the shingles, flashing and vents. They were in satisfactory condition at the time of the inspection.
• The roof had one layer of asphalt shingles installed at the time of the inspection.
• The Inspector observed no apparent deficiencies when inspecting the skylights. They were in satisfactory condition at the time of the inspection.
• Debris should be removed from the roof to avoid moisture damage to the shingles.

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

I	NI	NP	D

Debris

Skylight

Skylight

Skylights

Skylight

Skylight

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

I	NI	NP	D	
X			X	D. Roof Structure and Attics

Viewed From:
• The Inspector evaluated the attic from inside the attic space. This is only a limited access and view point as to visually inspect the attic and its structure. The inspector will only walk on safe walkways and not on beyond. The inspector will not walk, crawl or attempt to access the attic or structure using any type of rafter, truss or beam. This will leave areas of the attic not accessible and therefore not inspected.

Approximate Average Depth of Insulation:
• Attic insulation depth averages 8-10 inches.

Comments:
• Most of the attic was not accessible to view for the inspection. The inspector was limited to only what was visible. Deficiencies may be present yet not reported due to the restricted view. The inspector requires the client to have the attic and all its components inspected thoroughly by a qualified representative before they purchase the home.
• The attic can be accessed through a pull down ladder located in the hallway.
• The attic was accessed through a door in the upstairs.
• The attic floor was insulated with what appears to be blown-in fiberglass, a white,gray, yellow or pink fluffy material.
• The attic floor insulation included what appears to be fiberglass batts.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. This item was in satisfactory condition at the time of the inspection.
• The inspector observed few defects during inspection of the roof structure. Notable exceptions will be listed in this report.
• All other electrical deficiencies will be listed and commented on under electrical branch circuits.
• The receptacle in the attic is not protected by a GFCI circuit. According to current building standards, also a safety issue, this electrical circuit should be changed to a GFCI protected circuit.
• The inspector observed few deficiencies in the condition of the thermal insulation at the time of the inspection. Notable exceptions will be listed in this report.
• Ideally the attic access hatch and or ladder should be better insulated to help energy cost.
• The Inspector observed few deficiencies in the roof framing at the time of the inspection. Notable exceptions will be listed in this report.
• The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).
• Methods and materials used in the conventional roof framing are typical of methods and materials commonly used in todays construction of a home structure and are in satisfactory condition with no apparent deficiencies observed.

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

I	NI	NP	D

• Rafters were supported by purlins. Purlins are a system of bracing designed to provide added support to rafters to prevent sagging. They consist of horizontal crossmembers fastened to the underside of rafters and supported by braces that bear on the tops of walls.

• The Inspector observed no apparent deficiencies in the condition of the visible roof sheathing at the time of the inspection. This item was in satisfactory condition at the time of the inspection.

• One or more soffit vent covers were installed backwards, the fins are facing the wall. This condition will reduce the amount of air flowing through the roof structure to exhaust excessive heat and moisture to the exterior.

• A combination of soffit and continuous ridge vents were installed to ventilate the attic space. This is typically an effective combination.

• At the time of the inspection, it appears to the Inspector that there are no deficiencies in the condition of roof structure ventilation. Air flow rates are determined by the manufacture of the venting devices and that information was not provided to the inspector at the time of the inspection to do proper calculations. Verification from the builder and or a qualified roofer as to the ventilation as installed is recommended. Therefore, we cannot confirm that the attic has proper or adequate ventilation.

• One or more junction boxes visible in the attic were missing cover plates at the time of the inspection, leaving energized electrical components exposed to touch. This condition is a shock/electrocution.

• Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

• Energized electrical wires in the attic were improperly terminated. Wires should terminate in an approved enclosure with a listed cover. This condition is a shock/electrocution and potential fire hazard. All such electrical wires should be terminated correctly by a qualified electrical contractor.

• Wiring visible in the attic appeared to have been installed by persons unfamiliar with proper building practices. Improper wiring is a potential shock/electrocution or fire hazard.
The Inspector recommends an evaluation and any necessary corrections be performed by a qualified electrical contractor.

• The attic ladder has been installed incorrectly, against manufactures specifications. Deck, drywall or similar screws, 8d nails or similar fasteners have been used, instead of the recommended 16d nails or 3" lag bolts, to secure ladder. SAFETY HAZARD / UNSAFE! Recommend repair as required.

• Per manufactures installation procedure, a 16d (penny) nail or 3 inch lag bolt should be used and driven through the hole in the bracket to ensure proper safety and securing methods for the hardware.

• The attic ladder is missing a sealant weatherstripping around the edge of the perimeter of the ladder to seal off the attic from the living space. This will allow attic air and contaminants to enter the living area.

• Insulation should be evened out for better thermo protection.

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

I	NI	NP	D

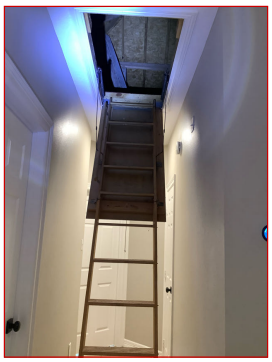
• The roof framing had loose, damaged or missing collar ties. Collar ties are specified by engineers or architects for structural reasons. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for replacement of damaged collar ties.

• One or more soffit vents are loose, damaged or missing and should be repaired of replaced to prevent vermin from entering the attic space.

Backwards soffit vents

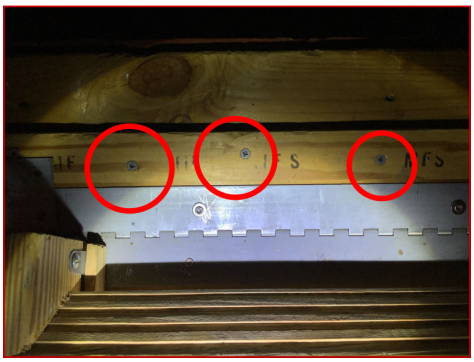
Loose covers

Attic access door



Attic access ladder

Sealant strip absent



Improper fasteners

Improper installation

Attic view

Attic view

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

I	NI	NP	D

Attic view

Attic view

Attic view

Loose collar tie

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

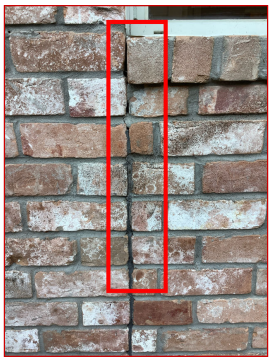
I	NI	NP	D	
X			X	E. Walls (Interior and Exterior)

Wall Materials:
• Although exterior wall construction was hidden behind interior and exterior wall coverings, exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick. Proper modern construction methods include an air gap with a moisture barrier on the framing left between wood framing and the brick, and a method for diverting any moisture that may enter the air gap to the weather-face of the brick. Brick is typically fastened to the framing using metal fasteners.
• Interior walls are covered with drywall.
Comments:
• The Inspector observed some deficiencies in the condition of brick exterior walls. Notable exceptions will be listed in this report.
Inspection of brick veneer typically includes visual examination of the following:
- brick exposed surface condition
- mortar joint condition
- provision for ventilation of the air space
- provision for drainage of the air space (weep holes or wicks)
- brick support ledge condition (when visible)
- lintel condition
- overall installation quality
• Brick exterior walls had stepped cracking visible in mortar joints. This condition could possibly be a structural concern and can have a variety of causes, often connected with soil movement. Inspector recommends monitoring the crack and if it persist and increases to consult with a soils (geotechnical) engineer to gain a more accurate idea of the level of risk of continuing damage connected with this condition.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of walls in the home interior.
• The Inspector observed few deficiencies in the condition of stucco covering exterior walls of the home. Notable exceptions will be listed in this report.
• Sealant is missing, cracked or deteriorating and decaying in one or more of the expansion joints and should be replaced to prevent water from entering structure.
• Brick exterior walls had stepped cracking visible in mortar joints. This condition is a structural concern and can have a variety of causes, often connected with soil movement.
1. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a soils (geotechnical) engineer to gain a more accurate idea of the level of risk of continuing damage connected with this condition.
2. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for crack repair.
• Stucco covering exterior walls of the home was poorly terminated at the bottom edge. Proper termination would include flashing (weep screed). This condition is not uncommon.
You should consult with a qualified stucco contractor concerning the seriousness of the problem and the need and cost for any additional work.

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

I	NI	NP	D

• All weep screed must have at least 4" inches of clearance covering the foundation.



Deteriorating sealant

No weep screed

Mortar cracks

Mortar Step cracks

Mortar cracks

X				F. Ceilings and Floors

Ceiling and Floor Materials:
• Ceiling is covered with 100% drywall on it.
• Floor is covered with apx. 65% ceramic tile, and apx. 35% carpet.
Comments:
• At the time of the inspection, the Inspector observed no apparent or visual deficiencies in the condition of ceilings in the home.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of floors in the home.

X				G. Doors (Interior and Exterior)

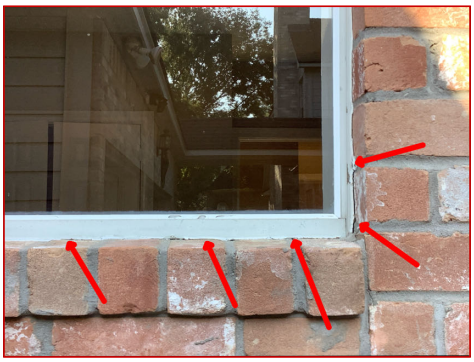
Comments:
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of exterior doors. This item was in satisfactory condition at the time of the inspection.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the interior doors. This item was in satisfactory condition at the time of the inspection.
• One or more pocket door were present.

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

I	NI	NP	D
X			X

H. Windows

Window Types:
• single hung, solid picture, &, horizontal sliding windows are present.
Comments:
• The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.
• Windows were a single pane uninsulated glazing.
• Windows appear to be made of aluminum.
• At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.
• It is desirable to replace window screens that are missing. This present owner should be consulted regarding any screens that may be in storage.
• Sealant around one or more windows was old, discolored, cracked or missing and needs maintenance/ proper sealant to avoid potential moisture intrusion.
• A broken latch has been observed on one or more of the windows and should be repaired or replaced.


Sealant maintenance needed around windows


Screens absent


Damaged locks

Inoperative latch

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

I	NI	NP	D
X			X

I. Stairways (Interior and Exterior)

Comments:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this staircase. Notable exceptions will be listed in this report. Inspection of staircases typically includes visual examination of the following: - Treads and risers
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of illumination for this staircase.

• Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at stairways with 4 or more risers, this stairway would need a handrail installed.
The Inspector recommends that a handrail be installed that complies with modern safety standards.

• A handrail at this staircase did not comply with generally-accepted current standards which require that handrails be continuous over the full length of the flight of stairs from top riser to bottom riser. For safety reasons, the Inspector recommends that the handrail be altered or replaced to protect the entire staircase.

• A handrail at this staircase did not terminate at a wall or newel post as is required by generally-accepted current safety standards. SAFETY HAZARD!

Improper termination

Non-continuous / absent

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

I	NI	NP	D	
X			X	J. Fireplaces and Chimneys

Locations:
• Fireplace is located in the living room.
Types:
• Fireplace is powered by natural gas .
Comments:
• The chimney exterior was was covered with stucco.
• Inspection of the portion of the chimney that protrudes above the roof typically includes examination of the following:
- Chimney cap
- Roof penetration
- Flue
- Cricket
- Spark arrestor
- Any necessary bracing
- Adequate height above roof
• The Inspector observed no apparent deficiencies in the portion of the chimney that extended above the roof. This item was in satisfactory condition at the time of the inspection.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of stucco covering the chimney. Inspection of stucco requires a specialist inspection that exceeds the scope of the general Home Inspection.
• The chimney was lined with a metal exhaust flue.
• The chimney cap was constructed using sheet metal.
• The Inspector observed no apparent deficiencies in the condition of the chimney cap. This item was in satisfactory condition at the time of the inspection.
• At the time of inspection, the inspector observed few deficiencies in the condition of the gas-fueled fireplace in the living room. Any exceptions will be listed in this report. Gas-fueled fireplace was not operated. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search
• The GAS fireplace was turned off at the primary controls. Changing settings at the primary controls lies beyond the scope of the General Home Inspection. You should ask the seller to demonstrate the functionality of this fireplace or have it inspected by a specialist.
• The gas fireplace in the living room had an operable damper. This condition may allow the flue to be closed, resulting in highly toxic products of gas combustion entering the living space. The damper should be permanently fastened in the open position or should be equipped with a damper stop per manufacture specifications or built in vent to allow gas fumes to draft up the chimney. SAFETY HAZARD! Recommend repair to prevent unwanted toxic gas fumes inside the living space.

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

I	NI	NP	D

Chimney

Fireplace

Closable damper

Damper and throat

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

I	NI	NP	D	
X				K. Porches, Balconies, Decks, and Carports

Comments:
• Inspection of the patio typically includes examination of the:
surface for…
- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure
• The Inspector observed no apparent deficiencies in the condition of this patio at the time of the inspection.
Inspection of the patio typically includes examination of the:
surface for…
- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure
• This patio was located in the rear of the home.
• This patio was constructed of poured concrete.
• The patio appeared to be level and flat with a slight slope to drain water away from the house at the time of the inspection.
• This patio had a wood-framed cover.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the patio cover.

Patio

I	NI	NP	D	
X			X	L. Address / WDI

Materials:
Comments:
• HOUSE ADDRESS NUMBERS -- the house address numbers should be at least 4" tall and visible from the street for safety and emergency purposes. Recommend replacing the current numbers with appropriate ones, and OR making sure they are visible from the street, to ensure your safety and a quick response from the emergency teams!

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

I	NI	NP	D	

House address numbers

X				M. Kitchen Cabinets

Materials:
• The inspector finds no apparent deficiencies in the kitchen cabinets. They are in satisfactory condition.
Observations:

X			X	N. Driveway, Sidewalk, Flat work

Materials:
• The visual flat work is in satisfactory condition at the time of inspection.
Observations:
• There is one or more minor cracks in the driveway that, in the inspectors professional opinion, will not cause a trip hazard or deficiency of any type. No further recommendation is required.
• There are locations in the sidewalks that the concrete has shifted, creating uneven areas that are above 1/4" rise and are creating a possible trip or fall hazard to an individual, potentially causing severe or serious injury.

Trip hazard

Cracked driveway

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D
X			X

A. Service Entrance and Panels

Panel Locations:
• Electrical panel is located on the interior, inside the garage.
• The Service meter was located on the exterior wall adjacent to the interior mounted Service panel.
Materials and Amp Rating:
• The main service wire to the service panel was aluminum wiring.
• 200 amp main service
• The manufacturer's label listed the panel rating as 200 .
Comments:
• Service entrance is underground
• The main disconnect did not appear to comply with generally-accepted current building standards which require that a one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a readily accessible outdoor location following proper height, specifications and manufactures installation procedures.
Each disconnect shall be one of the following:
(1) Service disconnects marked as follows: EMERGENCY DISCONNECT. SERVICE DISCONNECT
(2) Meter disconnects installed per 230.82(3) and marked as follows: EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
(3) Other listed disconnect switches or circuit breakers on the supply side of each service disconnect that are suitable for use as service equipment and marked as follows: EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT.
• The label identifying the main emergency disconnect breaker was missing from the main disconnect panel. The main emergency disconnect panel should contain a clearly-marked label identifying the main breaker so that in an emergency, the main power can be quickly shut off.
• In conjunction to comply with the generally-accepted current standards - a surge protection should be installed adjacent or inside the service panel before the main electrical service which is now required for all types of dwelling units. New and replaced electrical equipment and systems must incorporate Type 1 or Type 2 surge protective devices. Surge protectors protect appliances and devices that may not have built-in surge protection.
• The service entrance conductors were inspected in the service panel.
• 15, 20, 30, &, 40 amp service breakers present.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the electrical system. Notable exceptions will be listed in this report.

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

I	NI	NP	D

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the service panel. Notable exceptions will be listed in this report. Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

• The service panel brand was Square D.

• There is aluminum service wiring present that does not have anti-oxidant grease applied to the wires. This is only a recommendation and not a requirement, but is called out as a deficiency according to the SOP from TREC.

• There are white conductors in the panel that should be labeled as ungrounded conductors with any color except white or green.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the equipment grounding systems. This does not imply that the grounding for the electrical system was verified.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment bonding.

• The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

• By current building standards, unless the grounding rod resistance is measured at less than 25 ohms, a second grounding method should be implemented. A second ground rod should be driven into the ground 8', placed at least 6' away from the original grounding rod, wired in series or parallel, spaced at least 24" away from a concrete slab if present.

• Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of circuit breakers in the electrical service panel.

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

I	NI	NP	D

• Arc-fault circuit interrupter (AFCI) protection should be installed to protect electrical circuits in bedrooms, living rooms, dens, dining rooms, sitting rooms, closets, pantries, family rooms, game rooms, parlors, libraries, sun rooms, recreational rooms, hallways and or similar rooms. Safety standards with which new homes and or remodeled homes must comply require the installation of AFCI protection of all electrical receptacles in rooms listed above . This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection may have not been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends a licensed qualified electrician evaluate the electrical system and update the receptacles to provide AFCI protection in the existing rooms listed above, if possible.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

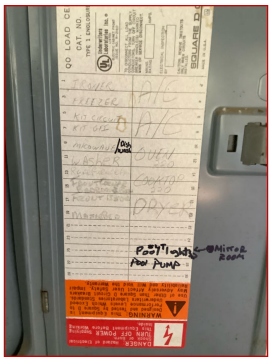
• The label identifying the main breaker was missing from the service panel. The service panel should contain a clearly-marked label identifying the main breaker so that in an emergency, the main power can be quickly shut off.

• Non-metallic conductors passed through knock-outs in the service panel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include busings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors.
This condition is a potential a shock/electrocution or fire hazard.

• The locknut where the service wires pass thru the service panel is not visibly bonded.

Main electrical service entrance

Grounding electrode and conductor

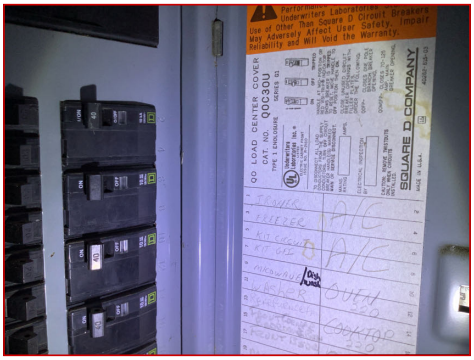


Circuit branch ledger

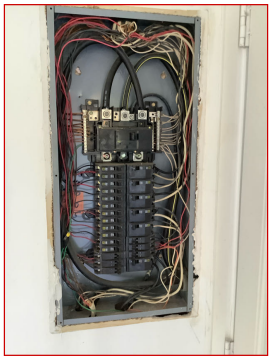
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

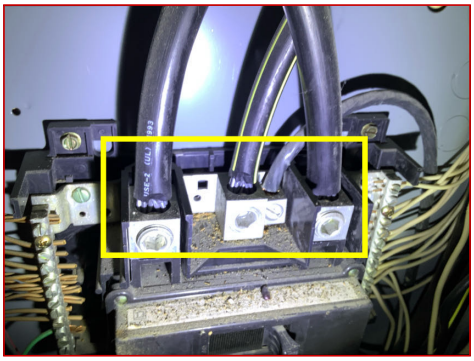
Main disconnect breaker



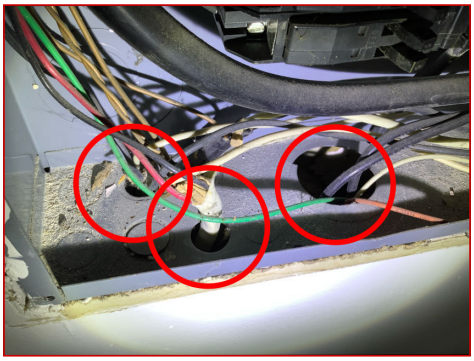
A/C breakers



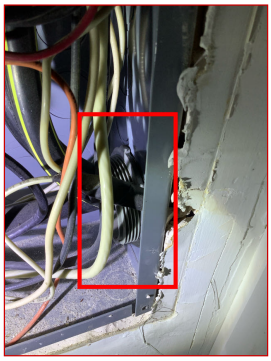
Inside



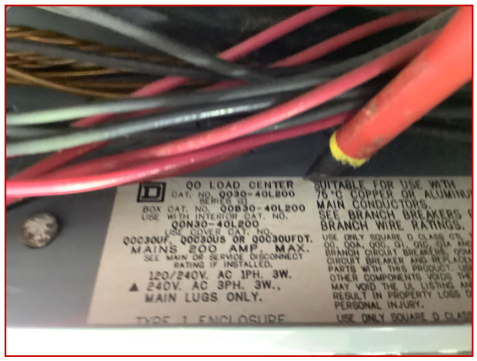
Anti corrosion material absent



Bushings absent



Lock nut is not bonded



Info sticker

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

I	NI	NP	D
X			X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• copper

Comments:
• Grounding - "connecting to earth" - is the act of connecting to a conductive body for the purpose of providing a low-impedance path to the source windings to the earth.
Bonding - the permanent joining of metallic parts together to form an electrically conductive path.
" . . .the practice of intentionally electrically connecting all exposed metallic items not designed to carry electricity in a room or building as protection from electric shock." (Wikipedia)

• Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.

• At the time of the inspection, the inspector observed no apparent deficiencies in the condition of the homes exterior electrical receptacles.

• At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.

• The doorbell responded to the switch at the time of the inspection.

• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a readily accessible electrical receptacles.

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible branch wiring. Notable exceptions will be listed in this report.

• The visible branch circuit wiring was modern solid, vinyl-insulated/ nonmetallic sheathe copper wire.

• At the time of the inspection, the Inspector observed few deficiencies in the condition of interior electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested readily accessible outlets only.

• The homes interior had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

• The receptacle in the attic is not protected by a GFCI circuit. According to current building standards, also a safety issue, this electrical circuit should be changed to a GFCI protected circuit.

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

I	NI	NP	D

• There were no AFCI/GFCI combo receptacle/ breakers installed in the laundry area. Although AFCI/GFCI combo receptacle/breaker protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that the laundry circuit be evaluated by a licensed electrician to determine if electrical receptacles should be provided with arc fault circuit interrupter (AFCI)/ ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.
This can be achieved relatively inexpensively by:
1. In each electrical circuit, replacing the receptacle located closest to each overcurrent protection device (usually a breaker) with an AFCI/ GFCI receptacle.
1. Replacing the breakers currently protecting the electrical circuits with AFCI/ GFCI breakers.

• No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms, living rooms, dens, dining rooms, sitting rooms, closets, pantries, family rooms, game rooms, parlors, libraries, sun rooms, recreational rooms, hallways and or similar rooms.

Safety standards with which new homes and or remodeled homes must comply require the installation of AFCI protection of all electrical receptacles in rooms listed above . This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection may have not been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends a licensed qualified electrician evaluate the electrical system and update the receptacles to provide AFCI protection in the existing rooms listed above, if possible.

• The majority of switches tested responded to testing at the time of the inspection. Switches that did not respond to testing will be listed in the appropriate area of this report.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of interior lighting.

• The gas line piping does not appear to have any obvious bonding. Confirmation of proper bonding would require a licensed qualified electrical contractor to evaluate and repair as needed.

• A junction box installed at the home interior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.

• One or more exterior light fixtures did not have sealant applied around the base sealing it to the wall. Recommend applying appropriate sealant around the base of the fixture to seal against moisture and insect intrusion.

• Electrical receptacle cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard.

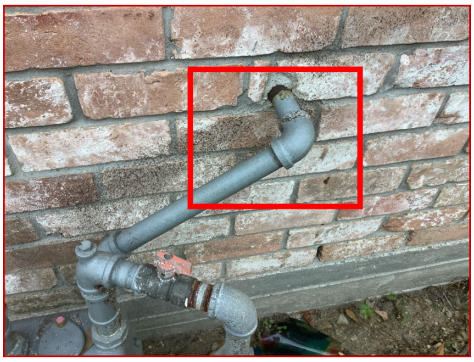
• Wires have been improperly spliced and terminated - This conditions poses a Safety and FIRE HAZARD!

• At the time of the inspection, switch cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that listed cover plates be installed.

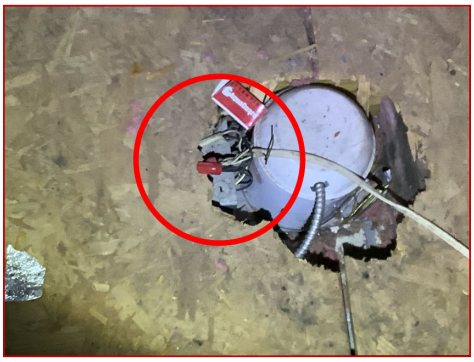
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

• The damaged light switch should be repaired. This light switch is located in the kitchen.



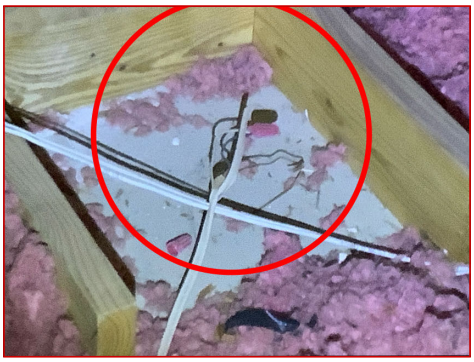
No visible bonding on gas pipe



Improperly spliced and terminated wires

Improperly spliced and terminated wires

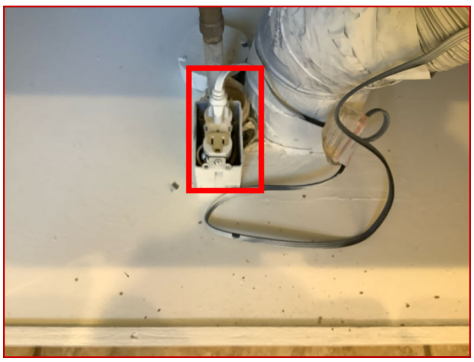
Improperly spliced and terminated wires



Improperly spliced and terminated wires

Missing cover plates

Missing cover plates



Missing cover plates

Damaged switch

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

I	NI	NP	D	
X			X	C. Smoke / CO detectors

Materials:
Observations:
• The Inspector recommends installing carbon monoxide detectors, placed outside of sleeping rooms, to protect the occupants of the house, because of gas fired appliances, gas fireplace and or attached garages. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.

• There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and directly outside each sleeping area in the immediate vicinity. A smoke alarm is also required in the room containing a fireplace. SAFETY HAZARD! All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

• Proper placement of smoke detectors is as follows: smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall - or - on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. A smoke detector cannot be installed and placed within three feet from the end of a fan paddle or the return registers of a forced air HVAC system

Improper placement

Smoke detectors absent

Smoke detectors absent

		X		D. Other

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D	
X				A. Heating Equipment

Type of Systems:
• There were 2 a gas fired, mid-efficiency, forced air furnaces installed at this property.
Energy Sources:
• natural gas was used as an energy source to power this unit.
Comments:
• The furnace was located in the attic.
• This furnace was manufactured by Carrier.
• A MORE COMPREHENSIVE LIST OF HVAC DATE CODES can be found at http://www.building-center.org/content/hvac-production-dateage
• The photo shows the information marked on the furnace label or data plate.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of this furnace.
Inspection of the furnace typically includes examination/operation of the following:
- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

• The inspector recommends that before you turn the furnace on in the fall, that you have a licensed qualified HVAC contractor service your air handler/ furnace unit to make sure all systems are safe and operational.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the combustion exhaust flue of this furnace.
• Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.
• Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.
• The furnace gas shut-off is shown in the photo.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the gas supply at this furnace.
• The air handler blower motor/fan appeared to operate in a satisfactory manner at the time of the inspection.

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

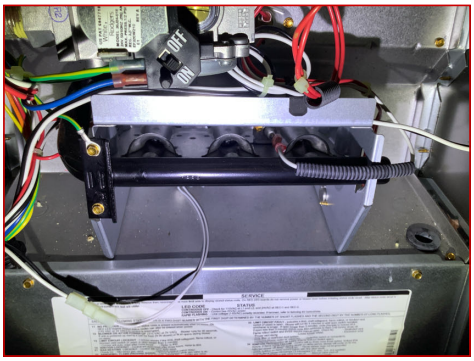
I	NI	NP	D

• The thermostat for this furnace was located in the main floor hallway, &, dining room .

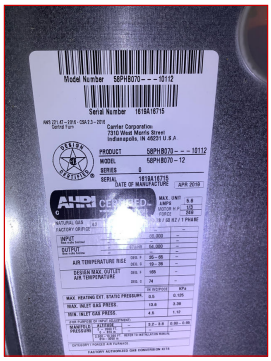
Air handler / furnace unit

Brand

Gas shut off valve and sediment trap



Burn chamber

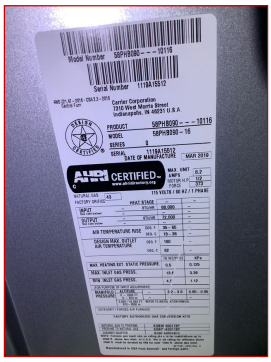


Info sticker

Air handler / furnace unit

Gas shut off valve and sediment trap

Burn chamber



Info sticker

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

I	NI	NP	D	
X				B. Cooling Equipment

Type of Systems:
• A combination outside A/C condenser unit / and inside evaporator air handler unit was installed in this house.

Comments:
• The air conditioning system has 2 split system(s) at the left of the structure in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the air handler unit.
• The A/C manufacturer was Carrier
• Information from the air-conditioner label/data plate is shown in the photo.
• The date of A/C condenser manufacture appeared to be 2019
• The maximum breaker rating for unit #1 condenser is 40 amps, and unit #2 is 30 amps.
• The A/C system is charged with R-410A.
• WARNING - this is FYI only!!! This A/C system is charged with 410a Freon. The EPA has mandated the elimination of production of 410a Freon and systems using that Freon by January 1st, 2025. If this A/C system fails at any time past that date, 410a Freon price will possibly increase, and/or you most likely will have to replace the entire HVAC system in time - potentially costing you, the client, a great amount of money. Please read more information about this to better inform yourself.
• A MORE COMPREHENSIVE LIST OF HVAC DATE CODES can be found at http://www.building-center.org/content/hvac-production-dateage
• Inspection of the air-conditioning system typically includes visual examination of the following:
- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.
The system should be serviced at the beginning of every cooling season.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the air-conditioning system.

• At the time of the inspection, the system responded to the call for cool air.
• The A/C cooling system for the main living area is in satisfactory condition and within specs of the current standard The temperature differential variance (or Delta T) was apx. 18° F. The A/C cooling system for the bedroom is in satisfactory condition and within specs of the current standard. The temperature differential variance (or Delta T) was apx. 22° F. Degree variation required between the air intake and air exhaust averaged out of several vents should be 15° - 22° F.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

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

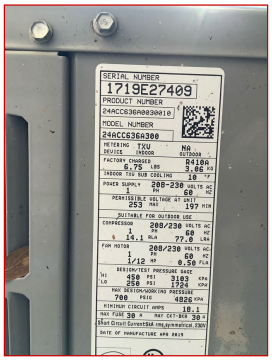
I	NI	NP	D

• Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.
• The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.


A/C condenser units

Brand

Info sticker



Info sticker


Secondary / catch pan drain termination location


Secondary / catch pan drain termination location

Upstairs supply temperature

Dining room supply temperature

Entrance supply temperature

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

I	NI	NP	D

Bedroom supply temperature

Hallway ambient temperature

Dining room ambient temperature

X C. Duct Systems, Chases, and Vents

Comments:
• Filter is located in the hall ceiling.
• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the visible HVAC ducts.

• Could not fully inspect vents.
• The supply air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.
• The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

X D. Other

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

I	NI	NP	D	
X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• on the North side of the structure.
Location of Main Water Supply Valve:
• on the West side of the structure
• apx. 70 pounds per square inch (psi)
Comments:
• Type of Supply Piping Material: The visible plumbing material used for water supply was made out of copper, &, , galvanized .
• Within 5' of the curb
• The home water was supplied from a public source.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior water faucets. Notable exceptions will be listed in this report.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathrooms. Notable exceptions will be listed in this report.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of all bathroom sinks.
• All bathroom sinks had functional flow and functional drainage at the time of the inspection.
• The bathroom sink faucet(s) appeared to be in serviceable condition at the time of the inspection.
• The bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
• The bathroom had a dual-flush toilet installed.
Dual-flush toilets let you choose between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.
• The toilets in the bathrooms were flushed and operated in a satisfactory manner.
• At the time of the inspection, the tub appeared to be in serviceable condition of bath tub components.
Tub inspection includes testing for:
• Functional flow;
• Functional drainage; and
• Operational shut-off valves, faucet, and diverter valve

• The tub had functional flow and functional drainage at the time of the inspection.
• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
• Functional flow;
• Functional drainage
• Proper operation of shut-off and diverter valves, and faucet; and
• Moisture intrusion of walls and pan.

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

I	NI	NP	D

• The shower had functional flow and functional drainage at the time of the inspection.
• At the time of the inspection, the kitchen sink and operation of the faucet, spray unit, sink basin and under sink plumbing appeared to be in serviceable condition in the kitchen.
• The kitchen sink had functional flow and functional drainage at the time of the inspection.
• It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ anti-siphon device)
• A supply faucet was missing a handle at the time of the inspection.


Water meter location


Main water shut off valve location

Static water pressure


Anti siphon devices absent


Missing handle

X				B. Drains, Wastes, and Vents

Comments:
• Type of Drain Piping Material: The visible plumbing material used for waste disposal was made out of PVC & plastic.
• All plumbing fixtures in the home exhibited functional drainage at the time of the inspection. All drains, waste and vents are in satisfactory condition. This item is performing its intended function at the time of inspection.

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

I	NI	NP	D
X	X		X

C. Water Heating Equipment

Energy Source:
• Interior gas-fired tankless water heater.
Capacity:
• Tankless water heater - no gallons
Comments:
• Water heater is located in the attic.
• The data plate for this water heater was not accessible.
• Although the water heater was installed in an attic, no walkway was provided as is required by good building practice and commonly-accepted modern safety standards.
• The maintenance platform was of inadequate size for good service access. Generally-accepted modern safety standards require that a level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide be present along all sides of the appliance where access is required. The Inspector recommends that the platform be extended to comply with safety standards by a qualified contractor.
• The discharge pipe serving the Temperature and Pressure Relief (T&P relief) Valve for the water heater should:
> be the same size as the T&P relief valve outlet size
> drain downhill
> terminate downward at the exterior not more than 6" inches from grade with no threads at the end (or 6" above the floor in the garage, pointed downwards and diverted away from damageable materials).
• The discharge pipe serving the catch pan for the water heater should is required to terminate in indirect waste or 6" to 24" inches from grade, pointing downwards with no threads on the end or 6" above the floor in the garage and diverted away from damageable materials. Repairs should be taken for safety reasons.


T&P relief valve and catch pan drain termination


T&P relief valve and catch pan drain termination


No walkway or platform

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

I	NI	NP	D

Deleted water heater location

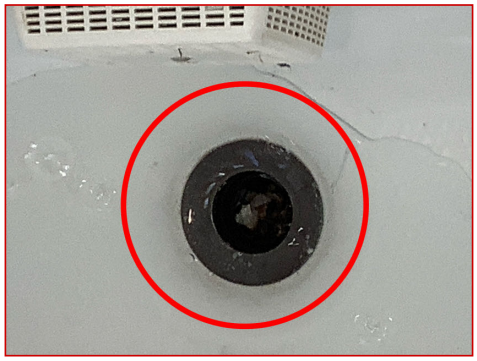
X	X		X	D. Hydro-Massage Therapy Equipment

Comments:

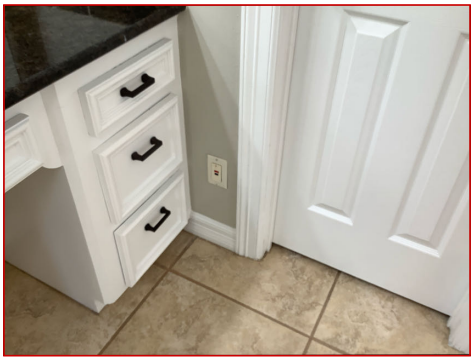
• The hydro-massage therapy tub was inoperative at the time of inspection. This should be investigated further and repairs undertaken, if necessary.

• The drain plug for the hydro-massage therapy tub is missing and should be replaced.

Hydro massage tub



Missing drain plug



GFCI

	X			E. Water systems

Observations:

• The water softener was not inspected due to that it falls outside of the General Scope of a Home Inspection.

• The water filtration system was not inspected due to that it falls outside of the General Scope of a Home Inspection.

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

I	NI	NP	D

Water treatment system

X			X	F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:
• The gas meter was located on the on the East side of the structure.
Type of Gas Distribution Piping Material:
• The homes visible gas distribution pipes were made of black steel.
Comments:
• The main gas shut-off was located at the gas meter located at the on the East side of the structure.
• The home was fueled by natural gas supplied by a public utility.
• The main gas shut-off appeared to be in serviceable condition at the time of the inspection. Individual Shut-offs were not operated, but were visually inspected.
• Some occasional gas odor near the meter is normal. The gas system contains a pressure regulator that is designed to release gas into the outdoor air when pressure in the pipe rises above a certain level.
• The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the gas supply pipes. Notable exceptions will be listed in this report.
• The gas pipe from the meter entering the house does not have a sleeve installed for protection. As the brick expands and contracts, it could, in time, cause damage to the gas pipe.
• The gas line piping does not appear to have any obvious bonding. Confirmation of proper bonding would require a licensed qualified electrical contractor to evaluate and repair as needed.
• The gas meter was installed at a height that is inappropriate to current standards. There should be a minimum of twelve, 12", inches from the bottom of the meter to final grade.

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

I	NI	NP	D

Main gas shut off valve and regulator

No pipe protection

V. APPLIANCES

X			X	A. Dishwashers

Comments:

• The dishwasher, drain, trays, soap door, springs and all other components appear to be in satisfactory condition. This item is performing with no significant defects at the time of inspection. We do not test the individual cycles to see if they perform. That falls outside of the scope of a General Home Inspection.

• Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

• Dishwasher is draining upstream of the trap. This is the proper positioning to ensure sewer gases do not enter the appliance.

• The lack of a proper high drain loop was noted at dishwasher drain line. In the event of a sewer backup, this prevents sewer matter or contaminated water from entering into dishwasher. To create a proper high drain loop the dishwasher drain hose must be secured to the underside of the sink rim or counter top if not attached to an air gap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is possible that the dishwasher had an internal air loop, but the inspector is unable to determine it that is a fact!

• Unit is not properly fastened, recommend securing to counter top or side cabinets using the appropriate length fastener to prevent tip from exiting top of counter causing damage.

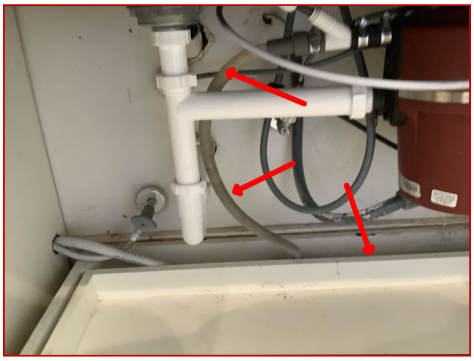
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Dishwasher

Inside

Not fastened properly



No high drain loop visible

X				B. Food Waste Disposers

Comments:
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition and operation of the food waste disposer. This item is in satisfactory condition and is performing with no significant defects. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

Food waste disposer

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

I	NI	NP	D
X			X

C. Range Hood and Exhaust Systems

Comments:
• The exhaust vent for the stove top downdrafts and discharges the exhaust to the exterior.
• The range hood was not tested due to unit was in disrepair.
• The exhaust fan appeared to be inoperable at the time of the inspection.
• The screen for the exterior exhaust hood vent is missing and should be replaced to prevent unwanted vermin from entering.

No exterior screen

Downdraft exhaust

Missing knob

D. Ranges, Cooktops, and Ovens

Comments:
• The range/ oven was not tested due to unit was in disrepair.
• The built in oven was powered by electric.
• The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures. The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.
• A control knob for the oven is damaged and should be repaired.
• The gas countertop unit was found to be inoperative under normal operating procedures when tested. Recommend repair or replacing.

Inoperative

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

I	NI	NP	D	
		X		E. Microwave Ovens

Comments:

I	NI	NP	D	
X				F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• All bathroom exhaust fans, heaters, and vent piping appeared functional and appear to be in satisfactory condition, at time of inspection. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

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

I	NI	NP	D
X			X

G. Garage Door Operators

Door Type:
• The home had a two-car attached garage.
• There is one 16' metal type hinged sectional door installed on the garage.
Comments:
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the overhead vehicle doors.

• At the time of the inspection, the garage door at the home had no visible flashing installed above opening penetration and were dependent upon sealant to prevent moisture intrusion. Because sealants will eventually dry, shrink and crack, leaving these areas exposed to possible moisture intrusion, sealant-dependent areas should be examined on an annual basis and sealant re-applied as necessary.
• The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.
• The overhead garage door was equipped with an automatic opener.
• The automatic garage door opener responded to the controls at the time of the inspection. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
• The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.
• The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.
• The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.
• At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.
• Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the garage floor.
• Random shrinkage cracking was visible in the garage floor slab. No control joints were installed in the concrete floor. Control joints are grooves or cuts in the floor designed to control the location of cracking taking place as part of the curing process.

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

I	NI	NP	D

• The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the interior garage walls.

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the garage ceilings.

• The garage overhead door had no general warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. The Inspector recommends that a general warning label be installed.

• The garage overhead door had no spring warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage door springs store a significant amount of energy are potentially dangerous. The Inspector recommends that a spring warning label be installed.

• The garage overhead door had no warning label installed near the wall-mounted control button as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. The Inspector recommends that a warning label be installed as recommended.

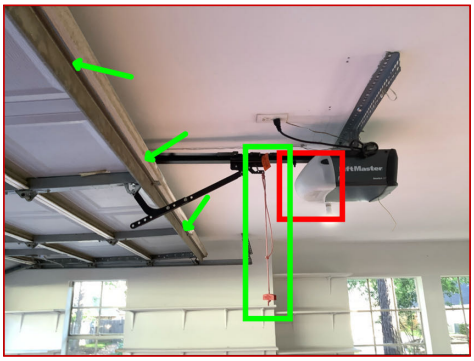
• The garage door push-button switch was lower than the recommended 5-foot minimum height above the standing surface. This condition is potentially dangerous to children. The Inspector recommends that the switch be raised for safety reasons.

• The man door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. A door through a firewall (fire door) may be… a. A solid core slab door with a minimum thickness of 1 3/8 inches. b. A solid or honeycomb-core steel door not less than 1 3/8 inches thick. c. A 20-minute fire-rated panel door signified by a metal placard. The current door did not meet any of these requirements.

• The man door in the wall between the garage and the home living space did not have operable self-closing hinges or self closing apparatus as is required by generally-accepted current safety standards.

Sensor height

Lock is disabled



Inoperative opener light, strut and lanyard ok

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

I	NI	NP	D

No self closing apparatus present / not a proper fire rated door

Shrinkage / random cracks

Switch height

X				H. Dryer Exhaust Systems

Comments:

• The Inspector observed few deficiencies during inspection of the dryer vent cover and dryer tube. Notable exceptions will be listed in this report.

• The dryer vent terminated horizontally through the laundry area wall straight to the exterior.

• For safety reasons and good maintenance practice, the dryer vent tube should be cleaned.

• The dryer vent has a damaged exterior cover and should be repaired or replaced to keep vermin from entering the house.

Dryer vent

Laundry area

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

I	NI	NP	D

I. Other

Materials:
Observations:
• A washer and dryer unit was present in the house at the time of inspection. The washer/ dryer, plumbing and supply lines were not inspected or tested due to it falls outside the scope of a General Home Inspection, (TREC Standard of Practice 22 TAC 535.231 (a) (2)(c)(ii)9c))- as washers and dryers are not generally transferred with the house. Inspectors are not required to move heavy objects such as a washer/ dryer unit and therefore the supply lines, drains and duct work are all inaccessible. If any washer or dryer is present, we do not operate or test them. If the operation and installation of these units, supply lines and plumbing are important to you, you should have someone familiar and or qualified with their operation and installation check them for you before the expiration of your buyers option period ends.
• As refrigerators are not generally transferred with the house, the operation and installation of refrigerators are not part of a general home inspection. If a refrigerator is present, we do not operate or test them. If the operation and installation of these units are important to you, you should have someone familiar with their operation and installation check them for you.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:
• Lawn sprinkler system was present but not requested to inspect from buyer, at an additional cost. This system is an optional system and is not required under the Texas Real Estate Commission to be inspected, therefore the inspector did not inspect the lawn irrigation system.

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

Type of Construction:
Comments:
• The pool/ hot tub was not requested to be inspected by the client for an additional charge.

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

I	NI	NP	D	

		X		C. Outbuildings

Materials:
Comments:

		X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

		X		E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

		X		F. Bulk Head

Observations:

		X		G. Boat Dock

Observations:

		X		H. Fountains

Observations:

		X		I. Bridge

Materials:
Observations:

		X		J. Sump Pump

Observations:

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

I	NI	NP	D	
		X		K. Fire Suppression System

Observations:

	X			L. Other Built-In Appliances

Observations:
• OUTDOOR KITCHEN

		X		M. Other

Comments:

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

I	NI	NP	D

VII. DISCLAIMERS

A. DISCLAIMERS

Materials:
- DISCLAIMERS

FOUNDATION AND CRAWL SPACE

TREC SOP - #535.228 - The inspector is not required to enter a crawl space or any area where headroom is less than 18" or the access opening is less than 24" wide and 18" high.

NOTE: Our soils, in this geographic area, are generally expansive clay soils. The seasonal moisture differences in soils cause the soils to shrink and swell with enough force to cause foundations to move in varying degrees. Please note that movement is not failure. Most monolithic foundations are designed to withstand these affects to the extent that they are nicknamed “floating foundations”. The purpose of a foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the superstructure does not experience unacceptable distress. Generally, foundation movement, in our geographic area, is typically the result of:

> inadequate foundation design
> improper execution of the foundation design
> improper preparation of site prior to placement

As you can readily determine, the inspector is unable to comment on whether the foundation design was adequate or was faithfully executed or whether the site was properly prepared. None of those are known. Other factors which causes of foundation movement, especially after the installation, by radically changing the moisture content of the soils upon which the foundation rests can be:

> inadequate drainage away from the foundation
> ponding or standing water at one or more areas around the foundation
> soils erosion
> plumbing leaks around and under the foundation
> excessive and close vegetation and trees
> insufficient watering, of perimeter soils, during dry weather periods
> excessively rainy or dry weather periods
> lack of guttering

It is not the purpose of this inspection to search for cracks in the foundation as they are very commonly found. When foundations “float”, to the extent that they reach their stress point, they will generally “crack”. The purpose of this survey is to render an opinion as to whether, at the time of the inspection, the foundation is performing the function for which it was intended. Cracking is only one indicator of movement, others are listed above in the Method of Inspection section. Before and after cracking the foundation actually depends on the reinforcement, inside the concrete, to achieve its structural integrity. As you might surmise, foundations require maintenance as much as any other part of this structure. Please note that flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have some municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may only require it in only certain areas. Usual

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

I	NI	NP	D

flatwork placement is only four inches deep and is simply responding to the movement of the soils beneath them. This is not considered a structural flaw and does not normally impact the performance of the foundation(s).

IF there is evidence of possible prior foundation repair / in ground pillars, to correct foundation issues. Contact prior owner for details and for transferable warranty if exists. This also is a concern to the existing plumbing installed, whether it was moved, damaged, and or disturbed. This could potentially or already create leaks in the waste water system creating unhealthy conditions. The inspector cannot visually see the condition on the plumbing under or around the slab and would recommend that the buyer have a sewer scope inspection done before the option period has expired.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we CANNOT report it to you, the client, but will tell you that there is an organic substance present, and that you should have it professionally tested. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors' opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.

ROOF

TREC SOP - #535.228 - The inspector is not required to determine the remaining life expectancy of the roof covering. Exhaustively examine all fasteners and adhesions.

The inspection does NOT imply insurability or warrant ability of the structure or its components. The inspector is NOT required to identify all potential hazards. The roof is not inspected for insurability, please consult with your insurer for confirmation of insurability. The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by visual inspection. Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their

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

I	NI	NP	D

presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report. As inspector presence at the inspection site occurred sometime after roof covering (including flashing) installation, it is impossible to positively confirm whether the application was faithfully executed according to the installation instructions of the manufacturer and / or the guidelines of the Asphalt Roofing Manufacturers Association. As a standard, it is recommended that the buyer's chosen insurance company be contacted regarding a confirmation of roof insurability.

ATTICS

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we CANNOT report it to you, the client, but will tell you that there is an organic substance present, and that you should have it professionally tested. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

Due to the fact of unsafe conditions,if limited or no walk ways or platforms are present, the inspector deemed it, under reasonable judgment, unsafe to proceed throughout the rest of the attic. The entire underside of the roof sheathing was not accessible for inspection and vaulted ceilings, if present did not provide visible attic space for inspection. In addition, insulation, ductwork and storage items typically restrict the inspector's view of many portions of the attic space. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis. The entire attic was not inspected and the Inspector disclaims any responsibility for confirming its condition.

The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist. The entire underside of the roof sheathing and surface, was not accessible for inspection including vaulted ceilings. Insulation, ductwork and limited headroom obstruct this visual inspection.

This inspection survey does not include an I.E.C.C. International Energy Code inspection. Information on D.O.E. energy savings can be found at: http://www.energy.gov/yourhome.htm. Information of I.R.S. tax savings on energy

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

I	NI	NP	D

improvement can be found at:
http://www.irs.gov/newsroom/article/0,,id=153397,00.html

If there was no access from which to view the underside of the roof sheathing and sheathing was covered with the roof-covering material on its upper surface. The inspector was able to view the sheathing edges and a few inches of its surface only at representative areas around the roof perimeter. The vast majority of the roof sheathing was not inspected and the Inspector disclaims responsibility for identifying roof sheathing deficiencies.

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different home site locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

WALLS / CEILINGS

Inspection of stucco requires a specialist inspection that exceeds the scope of the general Home Inspection.

IF Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS) - this would require a specialist inspection. EIFS has installation requirements different from hardcoat stucco which have been widely misunderstood. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified and defective installations are common.

If Exterior walls of the home were covered with a stucco-like system called Direct Applied Exterior Finish System (DEFS). This system uses a thin layer of plaster-like material applied over a solid substrate. It requires a specialist inspection and was not inspected.

TREC SOP - #535.228 - The inspector is not required to report cosmetic damage or the condition of floor, wall or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an extensive list of locations of deficiencies and water penetrations.

Sheetrock repairs and interior finishes tend to disguise evidence of water penetration. Intrusive inspection procedures were not performed due to the ownership of this property and permission from same. Moisture and biological testing are not part of this survey. If the client wishes to have such testing performed, on their behalf, IAQ testing can be performed.

This survey includes a search for water intrusion events but should not be considered a mold or environmental inspection. This type of inspection can be

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

I	NI	NP	D

performed at the buyer's options.

Slight cracks in the gypsum wallboard walls and ceilings, particularly at intersections or joints, and windows and door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials. Periodic repair of cosmetic distress should be considered a normal maintenance item and not necessarily indicative of a serious structural problem. This includes ripples under wallpaper and small wood trim separations. In addition, gypsum board cracks may become more numerous and wider with aging of the structure. The inspector did not determine the condition of the walls unless such conditions affect structural performance or indicate water penetration. In addition, safety concerns may be noted. The inspector did not confirm the presence (nor determine the extent or type) of insulation or vapor barriers in walls. Structural components concealed behind finished surfaces could not be inspected and only a representative sampling of visual structural components was inspected. Observations of surface coatings (including paint, applied stain and wall paper) are cosmetic observations, and are specifically excluded from this inspection. In addition, the inspector did not determine the condition of built-in cabinets. Assessing the quality and condition of finishes, particularly interior, is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color were outside the scope of this inspection.

Acoustic ceiling tile may or may not contain asbestos. Ceiling Tiles manufactured before 1980 may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborn as a result of cutting, tearing, or abrading a material. Acoustic tiles are best left in place. If another type of ceiling is desired, it is often installed over the existing tiles.

The General Home Inspection does not include identification of damage from- or the presence of- wood destroying insects (WDI). Although I may comment on obvious signs, as a courtesy, a WDI inspection would require the services of a qualified specialist (typically a pest control contractor).

FLOORING

The inspector is NOT required to climb over obstacles, move furnishings or stored items.

Older vinyl flooring (Vinyl floors manufactured before 1980) may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborn as a result of cutting, tearing, or abrading a material. Vinyl floors are best left in place. If another type of flooring is desired, it is often installed over the existing vinyl. Floor coverings were not removed / relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration. In addition, safety concerns may be noted. The second floor exposed structure/ exterior ceiling was covered with material prohibiting the visual inspection by the inspector. Special equipment or removal of the covering is required in order to properly inspect the floor joist and component, which falls outside the scope of a General Home Inspection. The inspector disclaims any and all responsibility for confirming the

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

I	NI	NP	D

condition of any hidden deficiencies to the structure, it's members and or components.
NOTE: minor settlement or “hairline” cracks in garage or carport are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carport that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

DOORS / WINDOWS
TREC SOP - #535.228 - The Inspector is not required to determine the cosmetic condition of paint, stains, or other surface coverings. Operate a lock if the key is not available. Provide an exhaustive list of locations of deficiencies and water penetration. Exhaustively inspect insulated windows for evidence of broken seals. Exhaustively inspect glazing for identifying labels. Identify specific locations of damaged.

FIREPLACE
TREC SOP - #535.228 - The Inspector is not required to verify the integrity of the flue. Perform a chimney smoke test. Determine the adequacy of the draft. 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.
This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap have been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in-use conditions could not be evaluated. We recommend a complete fireplace inspection by a qualified 'Fireplace Inspector" before operating this fireplace with either gas or solid fuel.
A full inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

PESTS
NOTE: As a standard, it is my recommendation that you engage a license wood destroying insect inspector to certify that there are not such insects making entry to this structure. This so because of this geographic location which is very conducive to such insect activity. Both FHA and the prevailing state adopted codes recommend good grading and drainage to help the foundation perform as it is intended to. Begin with 6-8 inches of slab exposure to dissuade insect entry and to allow for wall venting and aeration. This also includes slopes away from the foundation to a 10 foot point and then off the lot through the use of swales. The slope should be 6 inches fall in the 10 feet distance. Trenching, at the foundation, is not acceptable to gain slab exposure. This allows pooling at the foundation, just as does negative (to the foundation slope) drainage. Such conditions are conducive to foundation movement. Solutions to drainage correction are varied and include; gutters, downspouts, splash blocking,

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

I	NI	NP	D

regarding, underground drains, swales, retaining walls, catch basins, retention ponds and even sump pumps among others. Conversely, drying perimeter soils are as significant a problem as poor drainage as it allows flexing of the foundation. Since the objective is to maintain equal soils moisture, dried or drying soils (thru evaporation) should be re hydrated liberally enough to compensate for the evaporation. We do not water the foundation, we water the perimeter soils. Happily the plants and grass also receive benefit from this regular watering. Partial soaker hoses and manual sprinklers help but the ultimate for your large investment is to install an irrigation system (automatic sprinklers) with controls. The controls, with a rain gauge, are much more dependable than human controlled watering efforts. A great publication entitled “Maintenance of Existing Foundations on Expansive Clay Soils” is available thru the Texas Agricultural Extension Service; A&M University, College Station, Texas 77843-7101.

ELECTRICAL

Due to the fact we cannot see behind the wall coverings to verify proper routing of electrical conductors, we disclaim that the wiring was run correctly from the service panel, throughout the house, not bundled together and properly secured.

CSST Bonding -The Inspector recommends that the potential Buyer should have the CSST gas system checked for proper bonding and grounding by a qualified licensed electrician and have the system checked for proper installation by a responsible master plumber and manufacturer's representative before purchasing this residence.

TREC SOP - #535.229 - The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Test ARC-FAULT circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment. Conduct voltage drop calculations. Determine the accuracy of overcurrent device labeling. Remove covers where hazardous as judged by the inspector. Verify the effectiveness of overcurrent devices. Operate overcurrent devices.

A good maintenance practice to help ensure that the breakers stay limber and working properly, is to exercise all the circuit branch breakers every 2 - 3 years, turning them off and then back on 3-4 times per breaker. This will prevent them from getting stiff, dirty and or corroded, enabling them to work properly.

TREC SOP - #535.229 - The inspector is not required to inspect low voltage wiring. Disassemble mechanical appliances. Verify the effectiveness of smoke alarms. Verify interconnectivity of smoke alarms. Activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes. Verify that smoke alarms are suitable for the hearing impaired. Remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Only readily accessible receptacles and fixtures were tested. Ground Fault Circuit Interrupter (GFCI) devices provide protection from shock or possible electrocution by detecting slight current leakage and “breaking” the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outdoor outlets, all bathroom outlets, garage outlets, any outlet in a pool or hot tub area, and all kitchen and bar outlets. Absence, improper installation, or improper operation of devices shall be reported as an existing or recognized hazard. Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a habit of causing

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

I	NI	NP	D

the protective device to trip, or turn off and may result in spoiled food. Arc Fault Protections Interrupters (AFCI) devices are required, as of IRC 2008, for all ”lighting” circuits in all rooms as a protection against arcing. Arcing has been determined to cause most structure fires. The correct wattage bulbs should be utilized for all lighting fixtures. Proper wattage labels are typically located on the fixture. The inspection was made of the physical condition of electrical switches, switch cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable mode condition, was operated in at least one, but not necessarily every mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical components / systems, it is recommended that a Qualified Licensed Electrician be consulted. Furniture and storage items, if present were not relocated for inspection purposes. Electrical components concealed beneath finished surfaces could not be inspected.

If there is a NEST brand/ type doorbell installed on this house, needing WiFi in order to work, the Inspector disclaims the operation of the doorbell due to not knowing if the WiFi is active, allowing the doorbell to operate.

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

HEATING / COOLING

In the case of gas fired furnaces, the competency of heat exchangers can only be fully inspected by disassembly and removal of the exchanger then an inspection of the interior. A flame test was not performed by this inspector

Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span. The units were not tested outside their normal operating range and the integrity of heat exchangers, if present were not evaluated. This requires dismantling of the furnace and is beyond the scope of a visual inspection. The inspector did not determine the efficiency or adequacy of the systems. In addition, the inspector did not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. The inspector did not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

TREC LIMITATIONS III-A - The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers. dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60* degrees Fahrenheit; radiant heaters,

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

I	NI	NP	D

steam heat systems, or unvented gas-fired heating appliances; or heat pumps when the temperatures may cause damage to the equipment; verity compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy or the system; uniformity of the supply of conditioned air to the various parts of the structure; or type of materials contained in insulation.

If the HVAC system was not in operation, turned off, when inspector arrived at property. We do turn on the system from the thermostat only for testing purposes. It is our practice to leave the HVAC system turned on at a reasonable temperature when we leave for the reason of proper air movement, moisture reclamation, and a constant environment for the interior of the structure. 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.

Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

If an access panel is not installed or present to view the evaporator, the inspector disclaims the condition and cleanliness of the evaporator.

IMC 501.2.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be location with the following minimum distances. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into buildings for all occupancies other than group U; and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

ENVIRONMENTAL AIR. Air that is conveyed to or from occupied areas through ducts which are not part of the heating or air-conditioning system, such as ventilation for human usage, domestic kitchen range exhaust and domestic clothes dryer exhaust.

Definition of "MECHANICAL AIR INTAKE" according to Mechanical Engineering. An air-intake is an opening through which air enter an engine or system, usually for combustion or cooling.

The inspector did not determine the efficiency, adequacy or capacity of the systems. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperatures or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels.
Especially in homes with an open central stairwell, there will often be a noticeable

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

I	NI	NP	D

temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.
You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past.

As of January 23rd, 2006, the Dept of Energy has mandated that all new home starts will have 13 SEER cooling equipment
installed. This affects pre-owned homes as well. Should an A/C system require either a compressor or evaporator replacement, the whole system will likely have to be replaced particularly after parts stocks run out and if no adapters are developed to allow the evaporator and compressor to “talk” to each other. The home warranty companies surveyed indicate that they will NOT pay for this upgrade although it may be the only way to resolve the problem. They are selling an upgrade package that you may wish to look at. The size of the 13 SEER equipment may also be at issue in that it may require a larger space and/or a better structural resting place.
Annual maintenance of both the cooling and heating systems provides the occupant with adequate air conditioning and prevents
hazards such as fire and carbon monoxide.
The inspector did not determine the efficiency, adequacy or capacity of the system(s).
Additional Comments:

On January 1st, 2010, the Environmental Protection Agency (EPA) placed into effect a ban of new HVAC systems using R-22 / Hydro chlorofluorocarbons refrigerant. A general phase out of R-22 systems is happening and will be completely eliminated by the year 2020. Leading up to that extinction, systems can still be serviced but R-22 will be extremely difficult to obtain and very expensive. Recommendation to check with your Home Warranty company for their coverage of replacement, OR planning and budgeting on your own for an upgraded system to the more non-ozone-depleting Freon. You may visit the following site for more information:
http://www.epa.gov/ozone/title6/phaseout/22phaseout.html

On September 26, 2016, the Environmental Protection Agency (EPA) announced that, under the EPA SNAP (Significant New Alternatives Policy) program, specific refrigerants including R134a and R410A can no longer be used in new chillers, effective January 1, 2024.This new rule, labeled Rule 20, was designed and targeted towards phasing out Hydro chlorofluorocarbons refrigerants. HFC refrigerants include some of the most popular refrigerants used today such as R-404A, R-410A, and R-134a. In time the EPA will possibly allow a compatible replacement for these eliminated refrigerants. Possible replacements may include R-454 B. For more information please visit -
https://www.epa.gov/sites/production/files/2015-08/documents/snap_regulatory_factsheet_july20_2015.pdf

Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not

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

I	NI	NP	D

allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span.

Individual wall units (if present) were not inspected.

The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system. In addition, the systems were not dismantled for inspection and no comment was offered on the efficiency or adequacy of the systems.

Zone control modules fall outside of the scope of a general home inspection and are therefore not tested or inspected. A full inspection and test of this system for proper functionality should be completed by a licensed qualified HVAC technician.

PLUMBING

While some water was run down the drains, this cannot simulate the waste flow characteristics of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Based on the inspection industry's definition of a recommended water test for"functional drainage" in a plumbing system, the plumbing drain-test appears operational at this time. However, only a comprehensive water leak test, including hydrostatic testing, video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. It would be prudent to have the drain lines "video-scanned" or hydrostatic tested by a qualified licensed plumber prior to the expiration of the buyers option period or closing. IF either test is not done, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

IF The house has been sitting vacant for an unknown period of time, allowing the plumbing to be unused. Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain-test appears operational at the time of inspection. THE FOLLOWING SHOULD BE DONE BEFORE the expiration of the Inspection Objection Deadline: Have a qualified licensed plumbing contractor check the entire plumbing system including the main sewer line from the house to the street or onsite sewage system with a video camera to check for obstructions or blockages to help eliminate water leaks and prevent a potential sewer back up once a family moves in.Only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant and the plumbing system is older,or there are prior known drain problems or large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to the expiration of the buyers option period or closing.

High water temperature may scald on contact. The inspector does not test water temperatures. Particular care should be taken of hot water dispensers installed at sink and lavatory locations. Some units appear to be water filter systems and scalding could occur. Plumbing components, which were not visible or not accessible were not inspected. For example: plumbing lines concealed by walls, storage (below lavatories), etc. The system was not observed for proper sizing, design, or use of proper materials. The inspector did not test water quality or potability. The effect of lead content in solder and or supply lines is beyond the scope of the inspection. Fixture supply or shut-off valves should be turned periodically to allow operation to turn water supply to a fixture off, if necessary. These valves are not typically tested for operation, as valves that do not turn

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

I	NI	NP	D

under normal hand pressure are typically corroded. Excessive force may cause a leak or possibly break a valve stem. The inspector did not operate any main valves, branch valves or shut-off valves. The inspector did not inspect any system that has been shut down or otherwise secured. In addition, washing machine faucets and drains were not tested for operation and the inspector did not determine the effectiveness of any anti-siphon or backflow prevention devices. Laundry faucets and washer connections should be checked periodically for leaks and corrosion. Corrosion at faucets indicates small leaks that may turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Old worn hoses should be replaced to prevent bursting and flooding. Floor drains should be periodically checked for a possible blockage. For new construction, recently remodeled, or vacant homes (even for a short period of time), it is not unusual for the plumbing system to back up when the new owner occupies the structure. This is due to the fact that contractors building or remodeling the house use the plumbing system as a method of disposal, including cleaning supplies, paint, putty and anything else imaginable. Solids in the pipes tend to congeal as water drains from the pipes through lack of use and the solids can form barriers in the pipes. Before occupying the structure, you should repeatedly fill all plumbing fixtures in an attempt to ensure that the drains will operate once you and your family have moved into the property.
In order to protect supply lines during extreme cold weather, it is necessary to utilize the following precautions:
> Turn off water at main supply valve and open all interior and exterior faucets and hose bibs.
> Keep the interior dwelling warm. It is typically recommended that the interior of the dwelling maintain sixty-five degrees Fahrenheit (65°) temperature.
> Leave any cabinet doors under sinks or lavatories open to allow heat circulation.

TREC SOP - #535.231 - The inspector is not required to operate any main branch, or shut off valve. Operate or inspect sump pumps or waste ejector pumps. Verify the performance of the bathtub overflow. Verify the performance of the clothes washing machine drains or hose bibs. Verify the performance of floor drains. Inspect any system that has been winterized, shut down or otherwise secured. Inspect circulation pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems. Inspect inaccessible gas supply system components for leaks. Inspect for sewer clean outs. Inspect for the presence or performance of private sewage disposal systems. Inspect the quality, potability, or volume of the water supply. Inspect the effectiveness of the backflow or anti-siphon devices. Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. Operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property. Determine the efficiency or adequacy of the unit. The inspector is not required to determine the adequacy of the self-draining features of the circulation systems.

Under section 22 TAC 535.228(e) (2) (A) of the Texas Real Estate Commission Standards of Practice effective September 7th, 2016 -" The Inspector is NOT required to report cosmetic damage or the condition of floor, wall, ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops,..."

Since the area water supplies generally contain amounts of sediment, water

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

I NI NP D

heaters are in need of periodic maintenance. Flushing the sediment from the tank quarterly and checking the temperature and pressure relief valve annually are necessary. The T&P valve is a safety device that prevents over pressurization of the tank beyond its pressure limits. It generally requires annual replacement. Sacrificial anodes are not inspected and are usually fully used with 6 years of installation. Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to insure that waterways are clear and the devise is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not had been properly maintained or are in excess of 3 years of age do not reseat themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure. Super-heated water above 212° possesses latent heat energy which, when exposed to atmospheric pressure, flashes into steam and creates explosive energy. At only 50 psi, at which point water flashes into steam at 297°, the energy if liberated by rupture, equals more than one-pound of nitroglycerin.

IF galvanized pipes are present - Galvanized Steel pipes are subject to deterioration caused by a number of factors, including the age of the pipes. Because the deterioration begins inside the pipe, a leak is the final evidence of a problem, not the first. Buried pipes, pipes within walls, inaccessible or concealed attic spaces including those pipes covered with insulation cannot be inspected. The inspector recommends that a qualified, licensed plumbing contractor further evaluate the plumbing system, DURING YOUR OPTION PERIOD for recommendations for repair or replacement. Otherwise, you are accepting this piping on an "as is" basis and may find repairs necessary in the future.

IF PEX tubing is present - The water supply lines installed were PEX, a cross-linked polyethylene material. Developed in the 1960's, PEX tubing has been used in many European countries for plumbing, radiant heating and snow melt applications since that time. It was accepted by American Building Codes in the early 1980's. It is impossible to determine whether all fittings/connections are accessible and have been evaluated by this inspector. Serviceability of this water supply system cannot be guaranteed and no warranty is provided by the inspector.

APPLIANCES

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer’s specifications. This inspection is performed according to the Inspector’s judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer’s specifications, you should have it inspected by a qualified garage door contractor.

TREC LIMITATIONS V: The inspector is not required to operate or determine the condition of other auxiliary components or inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

It goes beyond the scope of a General Home Inspection to move or operate the washer and dryer, test or check the supply and drainage plumbing, and or disassemble or remove any component of the dryer vent or tube. Due to the extreme possibility of a fire from built up lint in the dryer vent, possible leaks in

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

I	NI	NP	D	

the supply line or improper vent tube, Inspector recommends that the client hire a qualified contractor to evaluate hook ups and clean the dryer tubes and vents before they hook up or operate a dryer.

• This structure appears to have been remodeled recently. Remodels of this nature have the potential to cover items that could be deficient or lead to future deficiencies, such as cracks, deteriorated and decayed materials, moisture damage and or organic substances. The inspector is not able to visually see, identify and comment on any areas of the home which are covered, hidden or inaccessible at the time of inspection.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	• Voids in the foundation or deterioration need to be patched.
Page 6 Item: B	Grading and Drainage	• Only portions of the roof had gutters and downspouts installed. Portions of the home without gutters may experience excessive moisture levels in soil near the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants. • Gutters were loose/ nails coming out in areas and should be securely re-attached. • Some gutters were missing end caps at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. • The gutters were bent, crushed or damaged in areas at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. • The home was missing downspouts. This condition can cause excessively high moisture levels in soil next to the foundation that can effect the ability of the soil to support the weight of the structure above and/or can cause damage related to soil/foundation movement. The Inspector recommends installation of downspouts as needed. • Recommend all downspouts, roof drains must discharge a minimum of 5' (five feet) from footing or too an approved drain system • The inspector feels that there are trees too close to the structure and may cause damage to the foundation and or structure in the future.
Page 8 Item: C	Roof Covering Materials	• Debris should be removed from the roof to avoid moisture damage to the shingles.

Page 11 Item: D	Roof Structure and Attics	• One or more junction boxes visible in the attic were missing cover plates at the time of the inspection, leaving energized electrical components exposed to touch. This condition is a shock/electrocution. • Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor. • Energized electrical wires in the attic were improperly terminated. Wires should terminate in an approved enclosure with a listed cover. This condition is a shock/electrocution and potential fire hazard. All such electrical wires should be terminated correctly by a qualified electrical contractor. • Wiring visible in the attic appeared to have been installed by persons unfamiliar with proper building practices. Improper wiring is a potential shock/electrocution or fire hazard. The Inspector recommends an evaluation and any necessary corrections be performed by a qualified electrical contractor. • The attic ladder has been installed incorrectly, against manufactures specifications. Deck, drywall or similar screws, 8d nails or similar fasteners have been used, instead of the recommended 16d nails or 3" lag bolts, to secure ladder. SAFETY HAZARD / UNSAFE! Recommend repair as required. • Per manufactures installation procedure, a 16d (penny) nail or 3 inch lag bolt should be used and driven through the hole in the bracket to ensure proper safety and securing methods for the hardware. • The attic ladder is missing a sealant weatherstripping around the edge of the perimeter of the ladder to seal off the attic from the living space. This will allow attic air and contaminants to enter the living area. • Insulation should be evened out for better thermo protection. • The roof framing had loose, damaged or missing collar ties. Collar ties are specified by engineers or architects for structural reasons. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for replacement of damaged collar ties. • One or more soffit vents are loose, damaged or missing and should be repaired of replaced to prevent vermin from entering the attic space.

Page 14 Item: E	Walls (Interior and Exterior)	• Sealant is missing, cracked or deteriorating and decaying in one or more of the expansion joints and should be replaced to prevent water from entering structure. • Brick exterior walls had stepped cracking visible in mortar joints. This condition is a structural concern and can have a variety of causes, often connected with soil movement. 1. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a soils (geotechnical) engineer to gain a more accurate idea of the level of risk of continuing damage connected with this condition. 2. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for crack repair. • Stucco covering exterior walls of the home was poorly terminated at the bottom edge. Proper termination would include flashing (weep screed). This condition is not uncommon. You should consult with a qualified stucco contractor concerning the seriousness of the problem and the need and cost for any additional work. • All weep screed must have at least 4" inches of clearance covering the foundation.
Page 16 Item: H	Windows	• It is desirable to replace window screens that are missing. This present owner should be consulted regarding any screens that may be in storage. • Sealant around one or more windows was old, discolored, cracked or missing and needs maintenance/ proper sealant to avoid potential moisture intrusion. • A broken latch has been observed on one or more of the windows and should be repaired or replaced.
Page 17 Item: I	Stairways (Interior and Exterior)	• Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at stairways with 4 or more risers, this stairway would need a handrail installed. The Inspector recommends that a handrail be installed that complies with modern safety standards. • A handrail at this staircase did not comply with generally-accepted current standards which require that handrails be continuous over the full length of the flight of stairs from top riser to bottom riser. For safety reasons, the Inspector recommends that the handrail be altered or replaced to protect the entire staircase. • A handrail at this staircase did not terminate at a wall or newel post as is required by generally-accepted current safety standards. SAFETY HAZARD!

Page 18 Item: J	Fireplaces and Chimneys	• The gas fireplace in the living room had an operable damper. This condition may allow the flue to be closed, resulting in highly toxic products of gas combustion entering the living space. The damper should be permanently fastened in the open position or should be equipped with a damper stop per manufacture specifications or built in vent to allow gas fumes to draft up the chimney. SAFETY HAZARD! Recommend repair to prevent unwanted toxic gas fumes inside the living space.
Page 20 Item: L	Address / WDI	• HOUSE ADDRESS NUMBERS -- the house address numbers should be at least 4" tall and visible from the street for safety and emergency purposes. Recommend replacing the current numbers with appropriate ones, and OR making sure they are visible from the street, to ensure your safety and a quick response from the emergency teams!
Page 21 Item: N	Driveway, Sidewalk, Flat work	• There are locations in the sidewalks that the concrete has shifted, creating uneven areas that are above 1/4" rise and are creating a possible trip or fall hazard to an individual, potentially causing severe or serious injury.
ELECTRICAL SYSTEMS		
Page 24 Item: A	Service Entrance and Panels	• The label identifying the main breaker was missing from the service panel. The service panel should contain a clearly-marked label identifying the main breaker so that in an emergency, the main power can be quickly shut off. • Non-metallic conductors passed through knock-outs in the service panel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include busings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. • The locknut where the service wires pass thru the service panel is not visibly bonded.

Page 27 Item: B	Branch Circuits, Connected Devices, and Fixtures	• The gas line piping does not appear to have any obvious bonding. Confirmation of proper bonding would require a licensed qualified electrical contractor to evaluate and repair as needed. • A junction box installed at the home interior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed. • One or more exterior light fixtures did not have sealant applied around the base sealing it to the wall. Recommend applying appropriate sealant around the base of the fixture to seal against moisture and insect intrusion. • Electrical receptacle cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. • Wires have been improperly spliced and terminated - This conditions poses a Safety and FIRE HAZARD! • At the time of the inspection, switch cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that listed cover plates be installed. • The damaged light switch should be repaired. This light switch is located in the kitchen.
Page 29 Item: C	Smoke / CO detectors	• There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and directly outside each sleeping area in the immediate vicinity. A smoke alarm is also required in the room containing a fireplace. SAFETY HAZARD! All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed. • Proper placement of smoke detectors is as follows: smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall - or - on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. A smoke detector cannot be installed and placed within three feet from the end of a fan paddle or the return registers of a forced air HVAC system
PLUMBING SYSTEMS		
Page 36 Item: A	Plumbing Supply, Distribution System and Fixtures	• It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ anti-siphon device) • A supply faucet was missing a handle at the time of the inspection.

Page 37 Item: C	Water Heating Equipment	• The data plate for this water heater was not accessible. • Although the water heater was installed in an attic, no walkway was provided as is required by good building practice and commonly-accepted modern safety standards. • The maintenance platform was of inadequate size for good service access. Generally-accepted modern safety standards require that a level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide be present along all sides of the appliance where access is required. The Inspector recommends that the platform be extended to comply with safety standards by a qualified contractor. • The discharge pipe serving the Temperature and Pressure Relief (T&P relief) Valve for the water heater should: > be the same size as the T&P relief valve outlet size > drain downhill > terminate downward at the exterior not more than 6" inches from grade with no threads at the end (or 6" above the floor in the garage, pointed downwards and diverted away from damageable materials). • The discharge pipe serving the catch pan for the water heater should is required to terminate in indirect waste or 6" to 24" inches from grade, pointing downwards with no threads on the end or 6" above the floor in the garage and diverted away from damageable materials. Repairs should be taken for safety reasons.
Page 38 Item: D	Hydro-Massage Therapy Equipment	• The hydro-massage therapy tub was inoperative at the time of inspection. This should be investigated further and repairs undertaken, if necessary. • The drain plug for the hydro-massage therapy tub is missing and should be replaced.
Page 39 Item: F	Gas Distribution Systems and Gas Appliances	• The gas pipe from the meter entering the house does not have a sleeve installed for protection. As the brick expands and contracts, it could, in time, cause damage to the gas pipe. • The gas line piping does not appear to have any obvious bonding. Confirmation of proper bonding would require a licensed qualified electrical contractor to evaluate and repair as needed. • The gas meter was installed at a height that is inappropriate to current standards. There should be a minimum of twelve, 12", inches from the bottom of the meter to final grade.

APPLIANCES		
Page 40 Item: A	Dishwashers	• The lack of a proper high drain loop was noted at dishwasher drain line. In the event of a sewer backup, this prevents sewer matter or contaminated water from entering into dishwasher. To create a proper high drain loop the dishwasher drain hose must be secured to the underside of the sink rim or counter top if not attached to an air gap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is possible that the dishwasher had an internal air loop, but the inspector is unable to determine it that is a fact! • Unit is not properly fastened, recommend securing to counter top or side cabinets using the appropriate length fastener to prevent tip from exiting top of counter causing damage.
Page 42 Item: C	Range Hood and Exhaust Systems	• The exhaust fan appeared to be inoperable at the time of the inspection. • The screen for the exterior exhaust hood vent is missing and should be replaced to prevent unwanted vermin from entering.
Page 42 Item: D	Ranges, Cooktops, and Ovens	• A control knob for the oven is damaged and should be repaired. • The gas countertop unit was found to be inoperative under normal operating procedures when tested. Recommend repair or replacing.

Page 45 Item: G	Garage Door Operators	• The garage overhead door had no general warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. The Inspector recommends that a general warning label be installed. • The garage overhead door had no spring warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage door springs store a significant amount of energy are potentially dangerous. The Inspector recommends that a spring warning label be installed. • The garage overhead door had no warning label installed near the wall-mounted control button as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. The Inspector recommends that a warning label be installed as recommended. • The garage door push-button switch was lower than the recommended 5-foot minimum height above the standing surface. This condition is potentially dangerous to children. The Inspector recommends that the switch be raised for safety reasons. • The man door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. A door through a firewall (fire door) may be… a. A solid core slab door with a minimum thickness of 1 3/8 inches. b. A solid or honeycomb-core steel door not less than 1 3/8 inches thick. c. A 20-minute fire-rated panel door signified by a metal placard. The current door did not meet any of these requirements. • The man door in the wall between the garage and the home living space did not have operable self-closing hinges or self closing apparatus as is required by generally-accepted current safety standards.
Page 46 Item: H	Dryer Exhaust Systems	• The dryer vent has a damaged exterior cover and should be repaired or replaced to keep vermin from entering the house.