Texan Inspection Services
Property Inspection Report

4311 Mustang Crossing Court, Missouri City, TX 77459
Inspection prepared for: Jo Ann Keene
Real Estate Agent: -

Date of Inspection: 1/6/2025 Time: 1:00 PM
Age of Home: 1999 Size: 2367
Weather: Clear @ 50 degrees
Order ID: 22404

Inspector: mitchell david hickman
22724
10 Cowboy Way, Richmond, TX 77406

Email: dhickman@texaninspection.com

TEXAN INSPECTION SERVICES, L.L.P.

PROPERTY INSPECTION REPORT FORM

Jo Ann Keene	1/6/2025
Name of Client	*Date of Inspection*
4311 Mustang Crossing Court, Missouri City, TX 77459	
Address of Inspected Property	
mitchell david hickman	22724
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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

•malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
• malfunctioning arc fault protection (AFCI) devices;
• ordinary glass in locations where modern construction techniques call for safety glass;
• malfunctioning or lack of fire safety features, such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
• malfunctioning carbon monoxide alarms;
• excessive spacing between balusters on stairways and porches;
• improperly installed appliances;
• 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).

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

These conditions may not have violated building codes or common practices at the time of the

construction of the home, or they may have been “grandfathered” because theywere present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditionsrevealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

RESIDENTIAL INSPECTION AGREEMENT NOTE –THIS IS A LEGAL CONTRACT THAT DETAILS THE RIGHTS AND OBLIGATIONS OF THE PARTIES. PLEASE READ ALL PAGES CAREFULLY THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES This Agreement dated: is between: Client: Jo Ann Keene and Inspector: Texan Inspection Services L.L.P For an inspection of the following Property: Common Street Address: 4311 Mustang Crossing Court, , Missouri City, TX 77459 Fee: $ SCOPE OF SERVICES PROVIDED SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives. The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the Standards of Practice set forth for Home Inspectors by the Texas Real Estate Commission as contained in the Texas Administrative Code, §§535.227 through 535.233. This inspection is limited to only those systems or components, as set forth in these Standards of Practice, as agreed upon by the client and the inspector, or as expressly excluded in writing. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client. The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property’s systems and components. A deficiency is a condition that, in the reasonable judgement of the Inspector, is not functioning properly or is unsafe. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component. Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property, or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property. CLIENT'S DUTY: The Client understands and accepts that the Inspection and report, in accordance with this Agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property.The Client is responsible for reviewing the permit history and for researching any legal actions or insurance claims involving the Property. The Client agrees to read the entire written report when it is received and to promptly contact the Inspector with any questions or concerns regarding the Inspection or written report. The written report shall be the exclusive findings of the Inspector. Verbal representations not recorded within the Inspection report are not part of the Inspection. The Client

acknowledges that the Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information on the condition of the Property. Should the Inspector's report reveal any additional conditions that require further investigation or repair, the Client agrees that any further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified to perform the work. In the event the Client becomes aware of a reportable condition not contained in the written inspection report, the Client agrees to promptly notify the Inspector and allow the Inspector and/or the Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. If the Client fails to so notify the Inspector and fails to allow an additional inspection, then any costs of such repairs, alterations or replacements will be entirely at the Client's cost without recourse against the Inspector. LATENT DEFECTS: The Client agrees that the Inspection is not a technically exhaustive investigation or evaluation of every aspect of the Property. The Client acknowledges and agrees that the Inspection and the written report will not reveal every existing deficiency and future condition affecting the Property. The Inspector is not responsible for the non-discovery of any latent defects of the Property or any problems that may occur or become evident after the date of the Inspection. Latent defects of the Property include, but are not limited to: cracking, leaking, surface dislocations, or landslides resulting from, without limitation to, water leaks, land subsidence, or other geological problems. The Inspector is not responsible for any defects that may manifest themselves in the future, any structural failures that may occur in the future, or damages that result from future repairs. COMPLIANCE WITH BUILDING CODES: Consistent with the scope of the Inspection, as provided in this Agreement, the Inspector will identify items that may present a health or safety issue. However, the Inspector will not provide an opinion on compliance with any particular building code. INSURABILITY: The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability. ENVIRONMENTAL AND HEALTH CONDITIONS: The Client agrees that the Inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding the Property, including, but not limited to the presence of: asbestos, radon, lead, or urea-formaldehyde; wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect; drywall that may have been manufactured with contaminated materials (including carbon disulfide, carbonyl sulfide and hydrogen sulfide), polychlorinated biphenyls (PCBs), or other toxic, reactive, combustible, or corrosive contaminants, materials; or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. If the Client wishes to have an inspection for any specific health or environmental condition, that must be covered by a separate addendum to this Agreement. In addition to the above limitations on the scope of services, the Inspection will not include any engineering or architectural analysis. The report will not offer any opinion about the adequacy of the structural systems and components of the Property. RE-INSPECTION OF COMPONENTS: In the event that the Inspector is asked by the Client to re-inspect a component or condition that has been repaired, the Inspector's scope of re-inspection will be limited to the components or conditions identified. The Inspector will not be responsible for any changed conditions in other components or conditions since the date of the original Inspection. Any re-inspection of repaired components or conditions will not determine if the repair is adequate, proper, or compliant with current building codes. Any re-inspection will only determine if visually identifiable deficiencies still exist. LIMITATION OF LIABILITY THE FOLLOWING CLAUSE LIMITS THE LIABILITY OF THE INSPECTOR –PLEASE READ CAREFULLY THE CLIENT AGREES AND UNDERSTANDS THAT THE INSPECTOR IS NOT AN INSURER AND IS NOT WARRANTING OR GUARANTEEING THE ADEQUACY, PERFORMANCE, OR LIFE EXPECTANCY OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM OF THE PROPERTY. THE CLIENT FURTHER AGREES THAT, IF THE INSPECTOR OR ANY OF THE INSPECTOR'S AGENTS, EMPLOYEES, SUBCONTRACTORS, OFFICERS, OR SHAREHOLDERS ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO NEGLIGENCE OR THE FAILURE TO PERFORM THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT, INCLUDING THE IMPROPER OR NEGLIGENT PERFORMANCE OF THE INSPECTION OR THE IMPROPER OR NEGLIGENT REPORTING OF CONDITIONS OF THE PROPERTY, THE INSPECTOR'S MAXIMUM LIABILITY SHALL BE LIMITED TO TWICE THE AMOUNT OF THE PAID INSPECTION FEE. THIS LIMITATION SHALL NOT APPLY TO ANY DAMAGES SPECIFICALLY ALLOWED BY STATUTE. THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY

FOR: DAMAGED PROPERTY, LOSS OF USE OF THE PROPERTY, LOST PROFITS, CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES, GOVERNMENTAL FINES AND CHARGES, PUNITIVE DAMAGES, ATTORNEY'S FEES, AND COURT COSTS. AT THE CLIENT'S OPTION, A COMPREHENSIVE INSPECTION WITHOUT LIMITATION OF LIABILITY IS AVAILABLE. A COMPREHENSIVE INSPECTION INCLUDES A CONTRACTOR, ENGINEER, AND ARCHITECT REVIEWING THE PROPERTY FOR A MINIMUM FEE OF $2,500 (REQUIRES QUOTE AND ADDITIONAL SCHEDULING). A COMPREHENSIVE INSPECTION REQUIRES A SEPARATE CONTRACT. THIS LIMITATION OF LIABILITY SHALL NOT APPLY TO ANY DAMAGES CAUSED BY THE GROSS NEGLIGENCE OF THE INSPECTOR IN THE PERFORMANCE OF THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT. RESOLUTION OF DISPUTES Any controversy or claim arising out of or relating to this Agreement shall be resolved through Small Claims Court (or similar court of limited monetary jurisdiction) in the jurisdiction applicable to this Agreement. In the event that the amount in dispute exceeds the jurisdiction of the applicable Small Claims Court, the dispute shall be settled by binding arbitration administered by Construction Dispute Resolution Services, or if unavailable, Resolute Systems, before a single arbitrator using its Commercial Arbitration Rules. The arbitrator shall have at least three years of knowledge and experience in the home inspection industry or similar knowledge and experience in construction. Each party agrees to pay its own costs of arbitration. Any legal action or proceeding shall be brought in the County in which the Property is located. ENFORCEMENT FEES AND COSTS Any party failing to follow the RESOLUTION OF DISPUTES process identified above, shall be liable for all fees and costs associated with compelling or enforcing compliance with the RESOLUTION OF DISPUTES process. TIME TO INITIATE ACTION Any action regarding or arising from the condition of the Property and the Inspection and/or the written report must be filed and initiated by the Client no later than two (2) years following the date of the Inspection. Otherwise, the claim will be barred. If the matter is in arbitration, the arbitrator will be bound by the terms of this paragraph as a limitation on the arbitrator's ability to render an award in favor of the Client. NO WARRANTIES OR GUARANTEES The Inspection and the written report are not intended, nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance, or condition of any aspect of the Property. The Client acknowledges and agrees that the Inspector is not an insurer of any inspected or non-inspected conditions of the Property. RELIANCE BY THIRD PARTIES The Client agrees and understands that the Inspection report provided to the Client under this Agreement is solely for the Client's exclusive use in evaluating the physical condition of the property. No representation is made by the Inspector as to the value of the Property. If anyone other than the Client relies upon the inspection report, that person agrees to be bound by all of the terms and conditions in this Agreement. ENTIRE AGREEMENT AND SEVERABILITY OF PROVISIONS This Agreement contains the entire Agreement between the Client and the Inspector. This document supersedes any and all representations, both oral and written, among the parties. This Agreement may be modified, altered, or amended only in writing and having been signed by both the parties. Any provision of this Agreement which proves to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision of this Agreement, and all such other provisions shall remain in full force and effect. You may not assign this Agreement. If there is more than one Client, you are signing on behalf of all of them and you represent that you are authorized to do so for all Clients and/or intended beneficiaries. The provisions of this Agreement will be binding upon any party that takes title to the Property with the Client or claims title to the Property through the Client. THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES Client: Jo Ann Keene Dated: Inspector: David Hickman Professional Inspector Dated: State License No. TREC # 22724 License Expiration Date: 8/31/25

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X			X	1. Foundations

Type of Foundation(s): Post Tension Foundation
Slab on Grade

A visual inspection of the foundation was performed.
Note: All comments and evaluations are the opinion of the inspector.

Comments:
• Note: Foundations on expansive/clay soil need adequate and even moisture around the perimeter of the foundation to prevent uneven movement (differential settlement). Differential settlement is the leading cause for foundation failure. Trees and shrubs can cause foundation damage (differential settlement) when growing too close. Flower beds/walkways can block (dam) water drainage. Water should not be permitted to pond or erode under or alongside of any part of the foundation. Proper grading and drainage is essential in the prevention of Differential settlement.
•
• Note: Garage floors, Porches and Patios are not structural parts of the foundation. Settlement / Stress and Shrinkage cracks or other problems may exist, but may not affect the structural rating of the foundation.
•
• The Foundation: In my opinion deficiencies found appear to be within margin and foundation is "Performing as Intended".
•
• Note: In the opinion of the inspector: Did not observe any signs of out of margin structural movement.
•
• NON STRUCTURAL DEFICIENCY OBSERVATIONS
• Note: As per TREC (02/2022) all areas of the foundation wall should be visible for a proper inspection to be performed. Any areas not visible/ obscured shall be considered uninspected, and noted as deficient with the recommendation that a "Qualified Foundation Specialist" be engaged to further evaluate the condition and performance of the foundation. This is informational.
• View of the foundation wall was obscured by one or more of the following conditions, but not limited to high soil, high pavers/ flatwork, decking, vegetation, and or slab dressing/ paint. This limits the inspectors ability to inspect areas not visible. Obscured areas should be considered not inspected. Obscured areas may hide deficiencies not visible. All areas of the foundation should be visible. Recommend having foundation/obscured areas further investigated by a qualified foundation /structural specialist for more information about the foundation /structure. Improvements are recommended.
•
• "Corner pops" were observed on some corners of the foundation. This condition is cosmetic only and does not affect the structural integrity of the foundation. This area should, of course, be monitored for movement, if movement is observed or if bricks/ stones crack recommend further evaluation for possible repairs. Recommend sealing (caulking or slab dressing) the cracks/damage to help stabilize area and monitor for movement.

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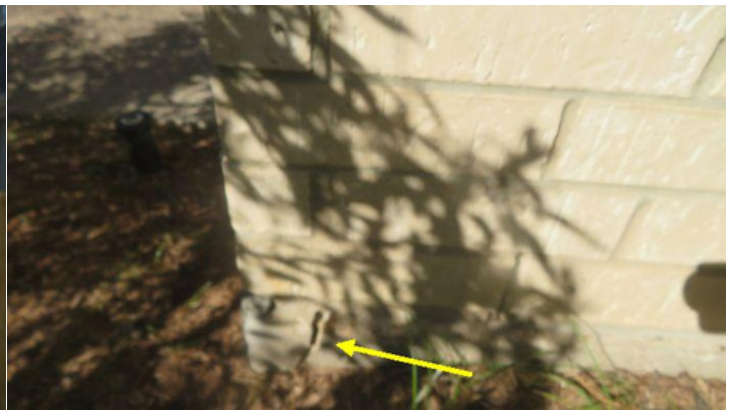
I	NI	NP	D

Address Verification



"Corner Pop"

View of the foundation wall was obscured by one or more of the following conditions, but not limited to high soil, high pavers/ flatwork, decking, vegetation, and or slab dressing/ paint. This limits the inspectors ability to inspect areas not visible. Obscured areas should be considered not inspected. Obscured areas may hide deficiencies not visible. All areas of the foundation should be visible. Recommend having foundation/obscured areas further investigated by a qualified foundation /structural specialist for more information about the foundation /structure. Improvements are recommended.

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I	NI	NP	D

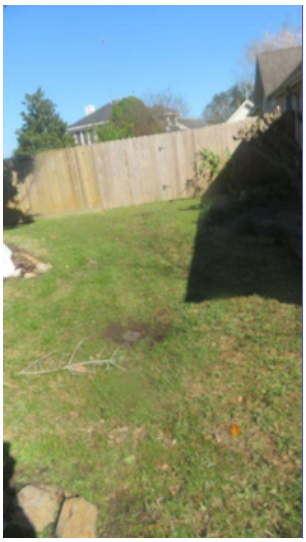
X			X	2. Grading & Drainage

Comments:
• Note: Trees may be located to close to the structure. Trees to close to the structure may cause potential problems as to the "Insurability" of the structure. This is due to the fact that different insurance companies have different standards for insuring homes. If you have any questions about the "Insurability" of the structure, TIS recommends you contact your "Insurance Carrier" for verification.
•
• Note: The "Grade" at the structure base on all sides of the structure should drop at a rate of 6"inches for the first 10' feet or the equivalent ratio. Draining water away from the structure is crucial in the prevention of Differential settlement.
•
• Note: A properly sloped drainage swale (in effect, a wide and shallow ditch) should drop at a rate of 1"inch per 10'feet or the equivalent ratio. Draining water away from the structure is crucial in the prevention of Differential settlement.
•
• Note:The property is served by "Underground Drains", Inspection of underground drainage is beyond the scope of a Standard TREC Home Inspection. Drains are an important part of proper water drainage. Drains collect water and direct it forward towards the Storm/ Sewer System and away from the structure, a crucial factor in the prevention of "Differential Settlement". Proper maintenance of existing drains and/or the addition of drains in problematic areas can greatly improve water drainage problems. Drains do require regular maintenance. Recommend monitoring drains during periods of heavy rainfall.
•
• Note: Gutters are an important part of proper water drainage. Gutters collect water and direct it away from the structure, a crucial factor in the prevention of "Differential Settlement". Proper maintenance of existing gutters and/or the addition of gutters in problematic areas can greatly improve water drainage problems. Gutters do need regular maintenance. Recommend monitoring gutters during periods of heavy rainfall.
•
• Observed: Water is collecting too close to the foundation. Due to poor drainage. This is the leading cause of "Differential Settlement" foundation failure. Improvements are needed to meet "Current Standards" for Proper Drainage.
•
• Flower beds are blocking (damming) the flow of water away from the structure. Improvements are needed.
• Observed signs of ponding water at various sides of the structure. This can create several problems, unsanitary water pooling, conducive conditions for Microbial organic growth/mildew/algae, and differential settlement of the foundation. Improvements are needed for "Proper Drainage".
• The soil at various locations is too high on the sides of the foundation. Ideally, the soil should be at least 4 inches from the bottom brick/stone/stucco and 6 inches from any wood/siding. Inadequate clearance may result in moisture intrusion of the structure and or structural damage.
•
• GRADING

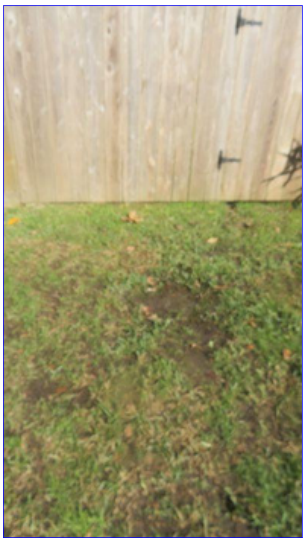
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

• The grading should be improved to promote the flow of storm water away from the structure. This can usually be accomplished by the addition or subtraction of top soil. The ground should slope away from the structure at a rate of six inches of fall within the first ten feet. Ideally, at least 4"to 6" inches of clearance should be maintained between soil level and the top of the foundation walls. Improvements are needed.
• A properly sloped drainage swale (in effect, a wide and shallow ditch) should be created. The grade should slope sufficiently to channel water forward to the storm drainage system, or to the under ground drain system. Improvements are needed for "Proper Drainage.
•
• GUTTERS & DOWNSPOUTS
• Gutters are discharging at the base of the foundation. Gutters should collect water and direct it away from the structure, a crucial factor in the prevention of "Differential Settlement". Water should not be permitted to pond or erode under or alongside of any part of the foundation. Proper grading and drainage is essential in the prevention of Differential settlement.
•
• The roof gutters should be cleaned. Observed excessive debris in the gutter system. Debris can clog drains allowing water to back up, causing water intrusion of the structure. Recommend regular cleaning of all drainage systems.
• Minor leaks in the gutters should be repaired.
• Recommend additional downspouts to reduce water overflow near the structure, and promote water to flow away from home and foundation.
•



A properly sloped drainage swale (in effect, a wide and shallow ditch) should be created. The grade should slope sufficiently to channel water forward to the storm drainage system, or to the under ground drain system. Improvements are needed for "Proper Drainage.



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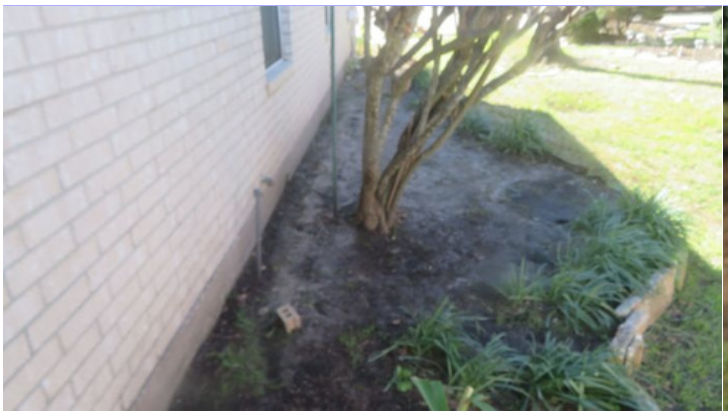
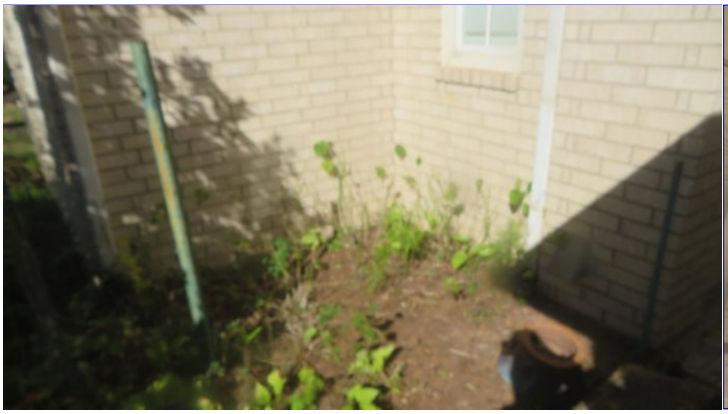


Flower beds are blocking (damming) the flow of water away from the structure. Improvements are needed.



The grading should be improved to promote the flow of storm water away from the structure. This can usually be accomplished by the addition or subtraction of top soil. The ground should slope away from the structure at a rate of six inches of fall within the first ten feet. Ideally, at least 4"to 6" inches of clearance should be maintained between soil level and the top of the foundation walls. Improvements are needed.

The roof gutters should be cleaned. Observed excessive debris in the gutter system. Debris can clog drains allowing water to back up, causing water intrusion of the structure. Recommend regular cleaning of all drainage systems.

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I	NI	NP	D

Gutters over spilling. Clogged

Clogged

Minor leaks in the gutters should be repaired.

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

I	NI	NP	D
X			X

3. Roof Covering Materials

Type(s) of Roof Coverings: Asphalt composition shingles
Viewed From: Ground with a Tele Photo lens camera.

From the air by "Drone" with camera.

Note; Drone/ camera and pictures are high resolution. Inspection process includes "Blowing-Up" (magnification) of the pictures seen below (and many others not shown). Pictures shown below may not reflect this part of the inspection process.

General Limitations of a "Standard TREC Roof Inspection". A Standard TREC roof inspection is "Visual" only. There is no intrusive or destructive testing allowed. Where accessible the roof decking underside is inspected from the attic. Because this is a visual inspection only, any hidden damage (under the roof covering or inaccessible areas) cannot be determined. TIS always recommends you to consult with a Qualified Roofing Contractor for more information and evaluation.

Note: Roofs are not checked for "Insurability"; this is due to the fact that different insurance companies have different standards for insuring homes. If you have any questions about the "Insurability" of the roof, TIS recommends you contact your "Insurance Carrier" for verification.

Comments:

• Note: A Standard TREC roof inspection is visual only. There is no intrusive or destructive testing allowed. Where accessible the roof underside is inspected from the attic. Because this is a visual inspection only, any hidden damage(under the roof covering) cannot be determined. TIS always recommends further evaluation by a qualified roofing contractor.

•

•

• In my opinion, The roof appears to be a heavy asphalt composition shingle. Probably a 30+ year roof.

•

• In my opinion, The roof is in "Good to Fair" condition. It is showing some granular loss. Probably past mid life.

•

• Note: Asphalt composition shingles covering some roof slopes/ areas may show more deterioration (granular shedding). Other slopes/ areas of the roof may appear to be in better condition. This condition can be due to exposure to prevailing weather patterns, directional exposure to sunlight and or extreme heat. This is common throughout the Gulf Coast, known for extreme weather and heat. This is informational.

•

• Tree limbs should Not overhang the roof area and should be cut away from roof/ roof line at least 5' feet clearance to avoid roof damage.

•

• Observed minor damage to the roof. Should be repaired /replaced to avoid damage to the underlying home structure from moisture intrusion. (appears storm related)

•

• In my opinion, Some areas on the roof of the home appear to have been Storm damaged. Recommend further investigation by a Qualified Roofing Contractor.

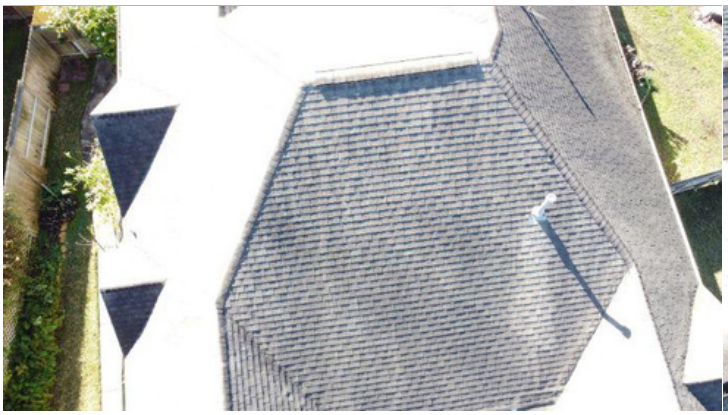
•

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

I	NI	NP	D

• • FLAT ROOFING (Sunroom) • Note: Flat roofs are not part of a Standard TREC inspecton. Recommend that you consult with a Qualified Roofing Contractor to evaluate the Flat roof. Flat roofs are known to be problematic. All seams and flashings should be inspected on a regular basis. Roof was inspected for visible damage. Informational only.

•



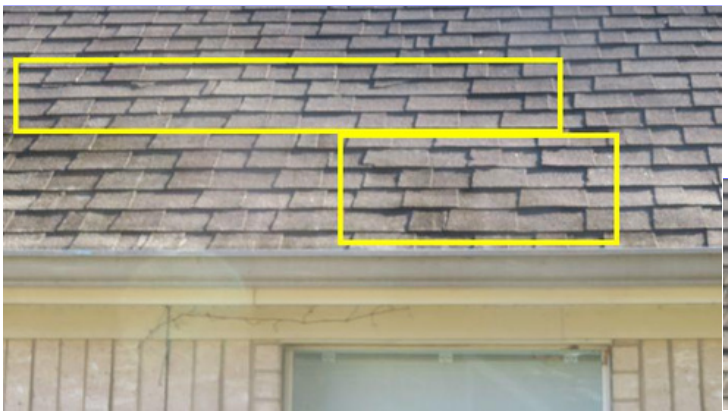
View of the Roof.

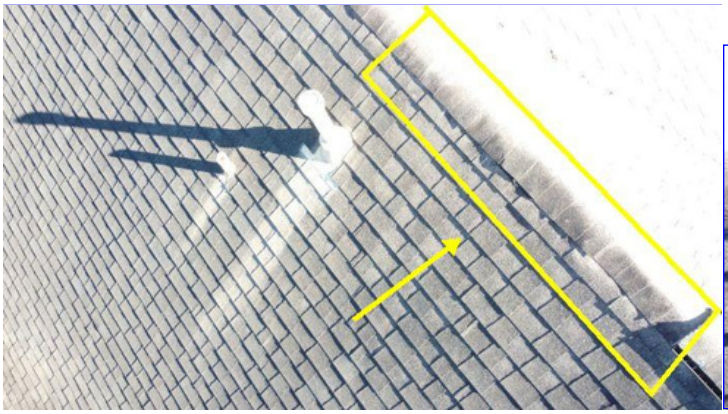
Note: Flat roofs are not part of a Standard TREC inspecton. Recommend that you consult with a Qualified Roofing Contractor to evaluate the Flat roof. Flat roofs are known to be problematic. All seams and flashings should be inspected on a regular basis. Roof was inspected for visible damage. Informational only.

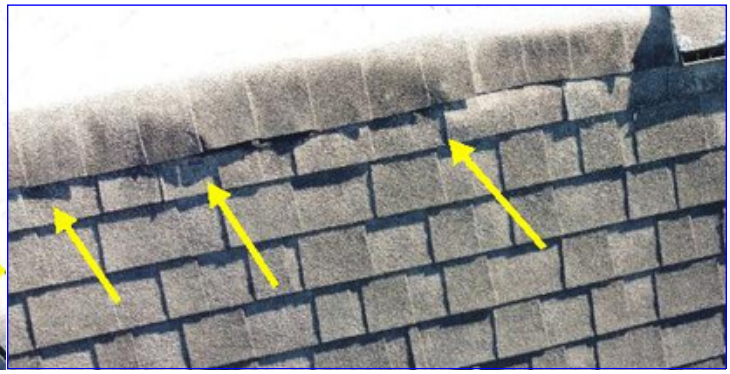
Observed minor damage to the roof. Should be repaired /replaced to avoid damage to the underlying home structure from moisture intrusion. (appears storm related)

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

I	NI	NP	D







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

I	NI	NP	D

X			X	4. Roof Structure and Attic

Approximate Average Depth of Insulation: 6 to 10 inches
Blown insulation.
Approximate Average Thickness of Vertical Insulation: Undetermined, walls are sealed.
Viewed From: Attic
Comments:
• Note: Not all areas of the roof structure (attic) are accessible. Some areas may be unsafe or may cause possible damage of ceilings or mechanical components. TREC does Not allow inspectors to walk ceiling joists/ undecked areas. Access and visibility is limited, a "Standard" TREC home inspection is visual only. Areas not accessible/visible/obscured should be considered uninspected. TIS always recommends client have inaccessible areas further evaluated by a qualified contractor.
•
• Note:"Radiant Barrier" spray coatings (paint) appear to be installed in the attic. This system is designed to block radiant waves and lowers attic temperatures. Informational only.
•
• ATTIC INSULATION
• Note: "Current Standards" call for a minimum of 10 inches of Insulation (or R-30) on flat attic ceilings. For better energy efficiency.
•
• ATTIC INSULATION
• Observed: Attic insulation missing in some areas: Appears insulation in some areas was moved for access to the area. Recommend replace or even out insulation.
•

Note:"Radiant Barrier" spray coatings (paint) appear to be installed in the attic. This system is designed to block radiant waves and lowers attic temperatures. Informational only.

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

I	NI	NP	D	
X			X	5. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of :
Brick
Masonry Siding and Trim (Cement Board)
Wood Trim
Interior walls are made of Drywall (Sheetrock).
An Infrared scan was conducted throughout the structure at this time.
Note: All comments and evaluations are the opinion of the inspector.
Comments: Note: Proximity (location) and deficiency photos are provided as "Examples" and are not required by TREC. Deficiencies (1-2) may be listed individually. Some locations/ deficiencies (3 or more/ several/ various locations) may not be individually listed.

Note: Not all walls are visible or accessible in occupied/staged homes as they may be obstructed by wall coverings, decorations, personal items or furnishings. Inspectors are Not allowed to move items. Obscured areas may hide defects. All inaccessible areas should be considered uninspected and as per TREC considered to be defective. Recommend that all areas should be made accessible and reinspected.

Note: Walls were tested for moisture, Infra-Red Thermal Scan and or Moisture Meter indicates walls are Dry at the time of inspection.

CEMENT SIDING AND TRIM

Note: Manufacturer specifies to "Prime and Paint" all exposed surfaces including all "Drip Edges" or where water will hang. Failure to follow the proper procedures may lead to the "De-lamination" and "Deterioration"of the product with no recourse against the manufacture. Recommend that all manufacturer instalment requirements be followed.

EXTERIOR WALLS

Vegetation is in contact with or has insufficient clearance of exterior walls. It is recommended vegetation be cut back at least 12-18 inches from exterior walls.

Vegetation is embedded into exterior walls. Vegetation in or on walls can damage wall surface/water barrier. It is recommended vegetation removed be from exterior walls, all damage should be repaired before resealing wall surface.

Recommend sealing all exterior penetrations to prevent potential water entry and or prevent insect and vermin entry.

The exterior wall vent(s) appear to be damaged. Recommend repair.

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

I	NI	NP	D

Seals around panel/service boxes/fixtures/access covers/outlets/switch boxes are incomplete/ missing. Panel/service boxes etc, should be properly sealed on top and both sides only.

PESTS/RODENTS

Gaps are present in the trimwork in various locations. Gaps allow intrusion of water, pests and rodents. New Pest Control guidelines "current standards" state that all openings and transition joints, including between the roof, trim and all wall cladding systems should not be gaped over 3/16" inch. Gaps should be caulked, flashed and or be properly screened to reduce intrusion and minimize the use of Pesticides/Poisons.

Observed what appears to be possible Rodent damage. Recommend repairs. (Soffit to roof transition)

PAINTWORK

Water damage was observed on the exterior wood siding and trim. Repairs should be undertaken to prevent further damage.

Areas of natural wood appear improperly sealed. Natural wood usually needs more sealing (1 coat primer, 2 coats paint recommended) Recommend sealing/ filing all exterior wood grain (imperfections/cracks/joints) penetrations to prevent potential water entry/penetration of wood, this can cause water damage/deterioration/rot. (trimwork)

CEMENT SIDING AND TRIM

All joints/penetrations should be properly caulked, sealed and painted.

Observed improperly sealed, primed/ painted "Drip Edges" (where water will hang). Failure to properly seal/ prime/ paint any exposed surfaces may lead to the "De-lamination" and "Deterioration"of the product. Recommend that all drip edges/ exposed surfaces be properly sealed/ primed/ painted as specified by the manufacturer.

Transition and vertical joints between trims and other wall cladding systems should be properly sealed. Recommend caulking/sealing all transition/vertical joints.

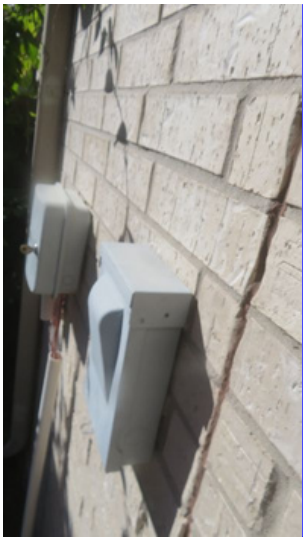
LINTELS

The lintel flashing over the windows and doors appears to be not properly sealed/caulked. If a lintel is not properly sealed it can allow moisture to drain into the interior wall and can also cause the lintels to rust, which may lead to cracks in the brick above the lintels. Repairs are recommended as necessary.

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

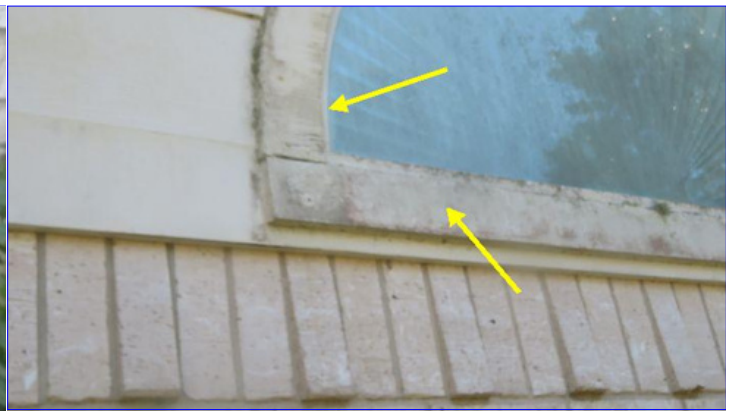
I	NI	NP	D

Vegetation is in contact with or has insufficient clearance of exterior walls. It is recommended vegetation be cut back at least 12-18 inches from exterior walls.



Seals around panel/service boxes/fixtures/access covers/outlets/switch boxes are incomplete/ missing. Panel/service boxes etc, should be properly sealed on top and both sides only.

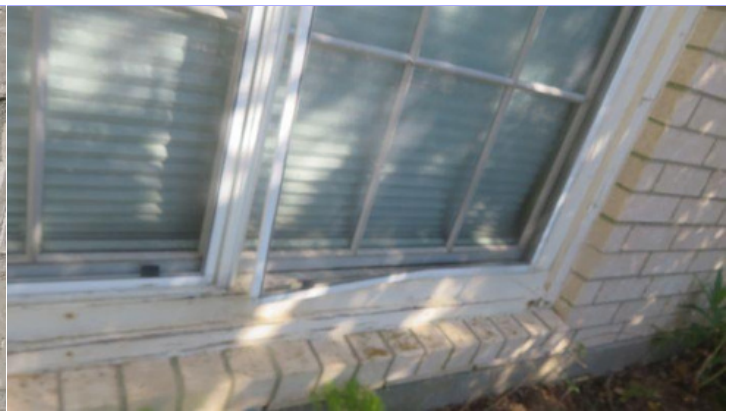
The exterior wall vent(s) appear to be damaged. Recommend repair.



Water damage was observed on the exterior wood siding and trim. Repairs should be undertaken to prevent further damage.

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

I	NI	NP	D



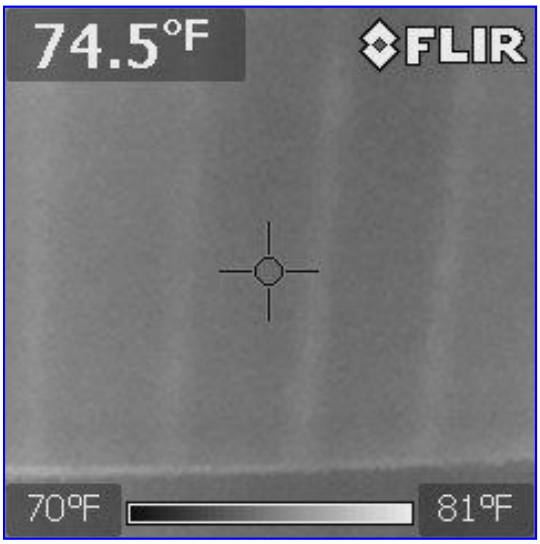
Areas of natural wood appear improperly sealed. Natural wood usually needs more sealing (1 coat primer, 2 coats paint recommended) Recommend sealing/ filing all exterior wood grain (imperfections/cracks/joints) penetrations to prevent potential water entry/penetration of wood, this can cause water damage/deterioration/rot. (trimwork)

The lintel flashing over the windows and doors appears to be not properly sealed/caulked. If a lintel is not properly sealed it can allow moisture to drain into the interior wall and can also cause the lintels to rust, which may lead to cracks in the brick above the lintels.the Repairs are recommended as necessary.

Gaps are present in the trimwork in various locations. Gaps allow intrusion of water, pests and rodents. New Pest Control guidelines "current standards" state that all openings and transition joints, including between roof, trim and all wall cladding systems should not be gaped over 3/16" inch. Gaps should be caulked, flashed and or be properly screened to reduce intrusion and minimize the use of Pesticides/Poisons.

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

I	NI	NP	D



Note: Walls were tested for moisture, Infra-Red Thermal Scan and or Moisture Meter indicates walls are Dry at the time of inspection.

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

I	NI	NP	D
X			X

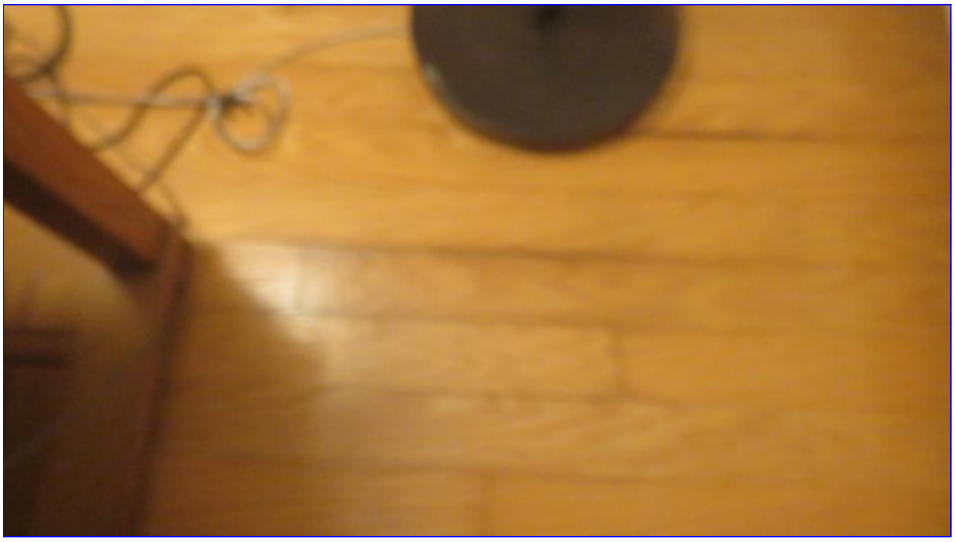
6. Ceilings and Floors

Ceiling & Floor Materials: Ceiling is made of sheetrock.
Floor is comprised of :
CARPET
TILE
WOOD
PLANK FLOORING
An Infrared scan was conducted throughout the structure at this time.
Note: All comments and evaluations are the opinion of the inspector.

Comments:
• Note: Not all interior ceilings/floors are visible or accessible in occupied/staged homes as they are obstructed by wallpaper, decorations, personal items or furnishings. Inspectors are Not allowed to move items. Obscured areas may hide defects and should be considered uninspected. All inaccessible areas should be considered uninspected and as per TREC considered to be defective. Recommend re-inspection after all areas/items are accessible.
•
• Note: Ceilings were tested for moisture, Infra-Red Thermal Scan and or Moisture Meter indicates ceilings are Dry at the time of inspection.
•
• Note: Observed wood plank floors. This type of floor can be refinished.
•
• CEILINGS
• Water staining was observed (family room, fireplace). The stained area was dry at the time of inspection. The cause for the staining should be determined and repairs undertaken.
• Note: Appears to be old roof leak. Appears was repaired.
•
• FLOORS (appears real wood plank)
• Water damage was observed in some areas. Area was tested for moisture, Moisture Meter indicates area is Dry at the time of inspection. Repairs should be undertaken to prevent further water intrusion before the water damaged areas are repaired.
• Note: Appears to be old roof leak. Appears was repaired.
•

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

I	NI	NP	D



Water damage was observed in some areas. Area was tested for moisture, Moisture Meter indicates area is Dry at the time of inspection. Repairs should be undertaken to prevent further water intrusion before the water damaged areas are repaired.

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

I	NI	NP	D
X			X

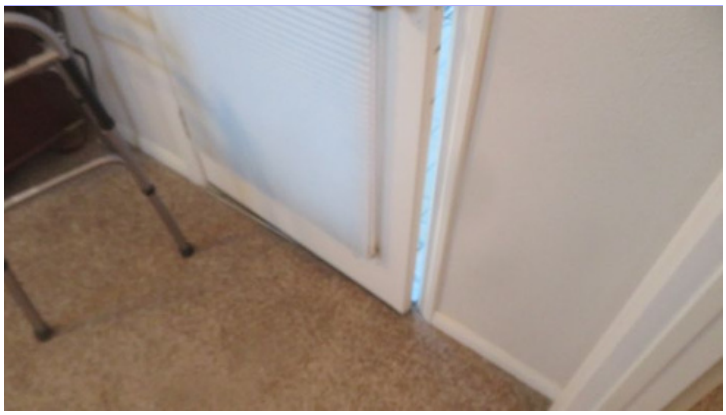
7. Doors (Interior and Exterior)

Comments:
• Note: The inspection was limited due to furnishings/ personal belongings blocking access. Inspectors are not allowed to move personal items. All inaccessible areas should be considered uninspected and as per TREC considered to be defective. Recommend re-inspection of all areas/items after they are accessible.
•
• EXTERIOR DOORS
• At the time of the inspection, door exterior(s) showed general weathering commensurate with their age. Weathering typically includes fading of paint and deterioration of the threshold, jamb and trim. Recommend repairs and maintenance.
•
• Garage to Interior
• Door is not set square to the jamb. All exterior doors should be properly set (squared to the jamb). All doors should properly align with hardware (bolts, strikes and hinges) and should be weather sealed as necessary.
• Master Exterior
• The door drags on the threshold. Adjustments to the door or threshold are recommended for the door to operate properly.
•
• Note: DYI/ Construction Tip. "Heavy Doors" are known to sag/drag in door jambs, especially over time. Hinge screws are short and only attach to the trimwork (jamb). The installation of at least 1 long (2"-3") screw into the wall framing on the jamb side of the hinge can help prevent sag/dragging of the door, stabilize the door frame and increase Security. The installation of a long screw for stabilization usually appears as an odd (non matching) hinge screw. This is not required but is highly recommended.
•
• Garage (overhead)
• The bottom edges/ transition joints and all exposed trim of the exterior door frames should be properly sealed to help prevent water intrusion.
• Damage was observed adjacent to the garage door. Recommend repairs.

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

I	NI	NP	D

Damage was observed adjacent to the garage door. Recommend repairs.



The door drags on the threshold. Adjustments to the door or threshold are recommended for the door to operate properly.

Door is not set square to the jamb. All exterior doors should be properly set (squared to the jamb). All doors should properly align with hardware (bolts, strikes and hinges) and should be weatherstripped as necessary.

Note: DYI/ Construction Tip. "Heavy Doors" are known to sag/drag in door jambs, especially over time. Hinge screws are short and only attach to the trimwork (jamb). The installation of at least 1 long (2"-3") screw into the wall framing on the jamb side of the hinge can help prevent sag/dragging of the door, stabilize the door frame and increase Security. The installation of a long screw for stabilization usually appears as an odd (non matching) hinge screw. This is not required but is highly recommended.

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

I	NI	NP	D
X			X

8. Windows

Window Types: Single pane/single hung, and fixed aluminum windows are installed.
Note: Only accessible windows are inspected. Windows elevated or blocked by personal items may not be accessible. All inaccessible windows should be considered not inspected as per TREC all inaccessible windows shall be considered defective. TIS recommends if more information or exhaustive window testing is desired to contact a Qualified Window Contractor for further evaluation. (Windows are listed as observed at the time of inspection and no warranty is implied.)

Comments: • Note: Specialized "Dry" / "Window" lubricants are made for the window guide system. Recommend proper lubrication, adjustment and maintenance for smoother operation and extended life of the windows. (DIY: candle wax is often used as a dry lubricant)

•

• Note: Window sill drains should cleaned annually. The drainage ports (sill ports) can become easily blocked. Water can be trapped in the channel and may cause damage to the window sealing system and walls. Proper installation /maintenance of the windows and screens should allow water to channel out of the windows.

•

• Note: Recommend inspecting, securing and re-sealing all windows on a regular (every 3 to 5 years) basis to properly maintain window seals.

•

• The windows are in mild disrepair. This is a common condition. Trimming and adjustment, hardware improvements, lubrication, repairs are recommended. Repairs are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

•

• Water staining was observed around the window reveals. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent damage.

• Note: The windows show evidence of condensation. This is common for windows. Controlling indoor humidity levels and/or improving ventilation (partially open blinds tilting slats down and leaving a small air gap at the bottom/ opening curtains) would allow air from the vents to reach the window eliminating the dead air space and help to control this condition.

•

• Several windows throughout the home were difficult to open and close. Adjustments/ lubrication/ repairs are recommended.

• Observed detached tension springs at several windows throughout the home. Tension springs hold the sash in place when the window is open. Repairs are recommended.

•

• DRAINAGE PORTS

• Several window(s) the drainage ports (sill ports) appear to be blocked. Water is being trapped in the channel and may cause damage to the window sealing system. Proper installation /maintenance of the windows and screens should allow water to channel out of the windows. Improvement should be undertaken to allow normal drainage of the window. (clean window sills/ drainage ports)

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

I	NI	NP	D

•
• SCREENS
• Note: TREC requires inspectors to report as deficient all operable windows without window screens. Current Standards call for window screens on all operable windows. Window screens allow for natural ventilation during favourable weather conditions saving energy. Recommend all operable windows be properly screened to meet Current Standards.
• Missing and/or damaged screens are present. Repairs and/or replacements recommended to meet Current Standards.
•

The windows are in mild disrepair. This is a common condition. Trimming and adjustment, hardware improvements, lubrication, repairs are recommended. Repairs are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

DRAINAGE PORTS

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

I	NI	NP	D

Observed detached tension springs at several windows throughout the home. Tension springs hold the sash in place when the window is open. Repairs are recommended.

Water staining was observed around the window reveals. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent damage.

		X		9. Stairways (Interior & Exterior)

Comments:

X			X	10. Fireplaces and Chimneys

Locations: Fireplace is located in the:
Family Room
Types: Fireplace is prefabricated.
Artificial log unit with gas log lighter.
Unit is remote or switch operated.
With a pilot light.
Gas valve is located on the left side of the fireplace.
Comments:
• Fireplace(s) appear vented properly at time of inspection.
•
• The unit was not operated at the time of the inspection. Recommend further evaluation/ repairs by a qualified fireplace technician.
•

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

I	NI	NP	D

The unit was not operated at the time of the inspection. Recommend further evaluation/ repairs by a qualified fireplace technician.

X			X	11. Porches, Balconies, Decks, and Carports

Comments:

•

• PATIO

• Awning is improperly attached to cement board. Cement board is an exterior cladding system only, and is "Not Structural" (has No Load bearing capacity). Recommend installation of a support header with proper joist hangers. This is a "Safety Issue".

Awning is improperly attached to cement board. Cement board is an exterior cladding system only, and is "Not Structural" (has No Load bearing capacity). Recommend installation of a support header with proper joist hangers. This is a "Safety Issue".

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

I	NI	NP	D	
		X		12. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
X			X	1. Service Entrance and Panels

Panel Locations: Electrical Main Panel(s) located :
On the exterior of the structure.
Materials & Amp Rating: Service Panel Boxe(s) :

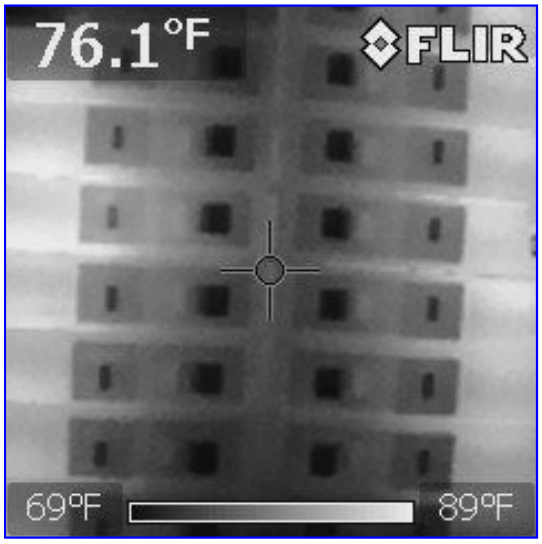
Eaton/Cutler-Hammer Brand.
150 amp.
Note: All comments and evaluations are the opinion of the inspector.
Comments:

• Note: Texas is one of the worlds most active hot spots for lightning thanks to its location on the Gulf coast. The Houston area is the lightening center of Texas, according to Texas A&M University. Texas experiences twice as many cloud to ground lightning strikes as the next closest state (Florida). Recommended (not required) safety improvement: WHOLE HOUSE SURGE PROTECTION AND LIGHTNING PROTECTION SYSTEMS RECOMMENDED.
•
• Note: Infra-Red Scan of the Panel Box(s) was used to inspect for proper operating temperatures of the breakers and circuitry.
•
• The Electric Service Panel(s) appears to be properly installed.
•
• Note:The structure may have technically met "Past" National Electric Code requirements, but may not meet "Current Standards". Though not technically defective, do not meet Current Standards. Structures are not required to update electrical equipment to Current Standards each time the National Electric Code is updated.
• Current Standards call for 2 grounding systems for each structure. A concrete encased grounding electrode (also known as a UFER) or a secondary grounding rod system should be installed. Recommend updating to Current Standards.
•
• Current Standards call for bonding protection on all Panel Boxes. No bonding protection was observed. Recommend updating to Current Standards.
•

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

I	NI	NP	D

View of the Electric Panel Box.



Infra-Red Scan of the Panel Box(s) was used to inspect for operating temperatures of the breakers and circuitry.

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

I	NI	NP	D

X			X	2. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring circuitry

Note: All comments and evaluations are the opinion of the inspector.

Note: The branch circuits were inspected with the use of an Infra-Red Scan.

Note:The testing of the actual smoke/ carbon monoxide "Sensors" are Not part of a Standard TREC Inspection. Test buttons on smoke/ carbon monoxide detectors only determine that the power/battery and or audible circuitry is functioning. Audible circuitry on some units are not tested because the smoke detectors may be tied to the security system, which may cause the fire department to be dispatched to the home. We recommend further investigation by a qualified technician to determine that the smoke/ carbon monoxide sensors are functioning properly. It is also recommended that the batteries be replaced upon moving into the home. Manufactures recommend all smoke detectors should be replaced every 10 years. Carbon monoxide detectors every 7 years.

Note: Lights and equipment activated by remote or photo cell switches, all low voltage electrical, data, landscape and exterior ground lighting are not part of a Standard TREC Inspection. Testing of these type systems by qualified technicians is recommended.

Note: A "Standard TREC Inspection" of branch circuits is of visible/accessible areas only, no intrusive or special tools are allowed and is not an exhaustive inspection. Not all receptacles/switches/junction boxes are accessible/inspected, most junction boxes are not accessible (in walls, attic, etc.). Inaccessible circuitry should be considered uninspected. Exhaustive circuitry testing can be performed by a qualified electrical contractor. TIS always recommends additional testing for a more comprehensive evaluation.

Comments: • Note: The inspection of circuitry was limited due to furnishings/ personal belongings blocking access to circuitry. Inspectors are not allowed to move personal items. All inaccessible areas should be considered uninspected and as per TREC considered to be defective. Recommend re-inspection of all circuits after circuits are accessible.

•

• SMOKE / CARBON MONOXIDE DETECTORS

• Current Standards: Smoke Detectors should be replaced every 10 years (manufactures recommendation). Current standards specify: Smoke detectors are required in all rooms deemed living areas, sleeping quarters and adjacent hallways. The Smoke detectors may be older and may be inoperative. We recommend replacing all detectors upon moving into the home and updating to Current Standards for improved safety.

• Current Standards: Carbon Monoxide detectors should be replaced every 7 years (manufactures recommendation). Homes with fuel fired appliances or an attached garage are required to have a Carbon Monoxide detector installed in the immediate vicinity/hallway of sleeping quarters. Carbon Monoxide is heavier than air, recommend detector should be installed at a low level. The Carbon Monoxide detectors may be older and may be inoperative. We recommend replacing all detectors upon moving into the home and updating to Current Standards for improved safety.

• Observed: Smoke detectors are missing or damaged. Current standards specify: Smoke detectors are required in all rooms deemed living areas, sleeping quarters and adjacent hallways. Recommend updating to Current Standards. Recommend further investigation by a qualified technician.

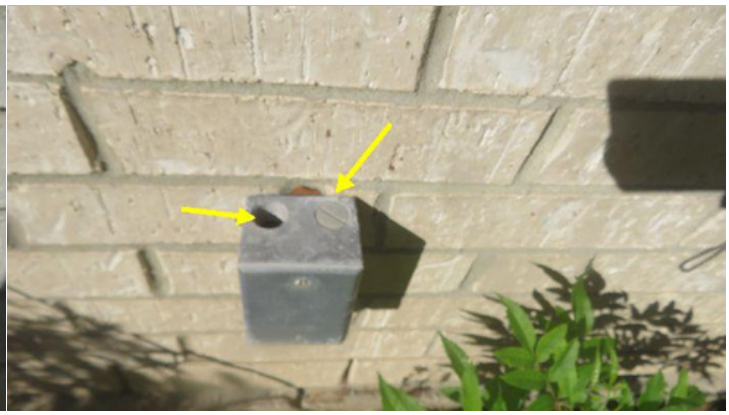
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

• Note: TIS always recommends full evaluation of Smoke/ Carbon dioxide detectors by a qualified electrician/ alarm technician.
•
• Note:The structure may have technically met "Past" National Electric Code requirements, but may not meet "Current Standards". Though not technically defective, do not meet Current Standards. Structures are not required to update electrical equipment to Current Standards each time the National Electric Code is updated.
• GFCI
• Ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection at the following location(s). This receptacle(s) should be replaced and or the circuit checked.
• Garage outlets
•
• Ground fault circuit interrupter (GFCI) outlet protection was not observed at the required following outlet(s). Receptacle(s) or breakers should be replaced with proper GFCI receptacle(s)/ breakers.
• Laundry room outlets
• OUTLETS/ RECEPTACLES
• Note: As of 2022. If current standards for "Tamper Resistant" receptacles (outlets) requirements are not present, we are "Required" by our licensing agency (TREC) to note these on reports as a defects even though these items may not have been required at the time the house was built. Structures are not required to update electrical equipment to Current Standards each time the National Electric Code is updated.
• "Current Standards" call for tamper resistant protection on all receptacles (outlets) located less than 5.5 'feet above the floor. Recommend repairs to meet current standards.
•
• Observed: Outlet(s) inoperative. Outlets and circuits should be investigated and/or repaired. (x1, laundry, see pic))
•
• FIXTURES
• Observed inoperative lights (bulbs) at the time of inspection. Recommend replacing bulb(s) check circuit/controls if lights remain inoperable. (several, at various locations)
•
• EXTERIOR or YARD: OUTLETS/ FIXTURES
• Exterior outlets are required to be weather sealed, and sealed to the surface they are mounted to. Outlets were not sealed in some areas. This is a "Shock Hazard". Repairs, can be done by installing a sealed (bubble type) outlet cover to the original outlet junction box and properly sealing it to the wall. (all)
• Observed damaged, missing or improper conduit. Exterior grade conduit is required for all exterior circuitry and must be sealed "Water tight" with the proper connections. Recommend repairs. (x1, sprinkler control, see pic)
•

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

I	NI	NP	D



Exterior outlets are required to be weather sealed, and sealed to the surface they are mounted to. Outlets were not sealed in some areas. This is a "Shock Hazard". Repairs, can be done by installing a sealed (bubble type) outlet cover to the original outlet junction box and properly sealing it to the wall. (all)

Observed damaged, missing or improper conduit. Exterior grade conduit is required for all exterior circuitry and must be sealed "Water tight" with the proper connections. Recommend repairs. (x1, sprinkler control, see pic)

Ground fault circuit interrupter (GFCI) outlet protection was not observed at the required following outlet(s). Receptacle(s) or breakers should be replaced with proper GFCI receptacle(s)/ breakers.

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

I	NI	NP	D

Observed: Outlet(s) inoperative. Outlets and circuits should be investigated and/or repaired. (x1, laundry, see pic))

		X		3. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

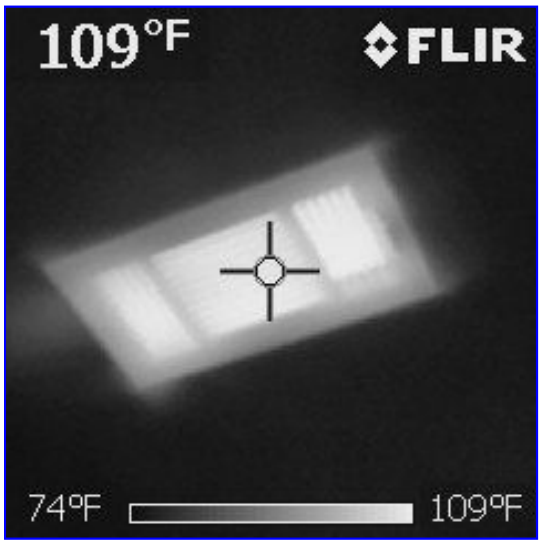
X				1. Heating Equipment

Type of System: Central Forced Air System
Single zoned system
Carrier Brand
Manufactured date 2018
Energy Source: Gas unit(s)
Comments:
• The heating unit(s) appeared to operate properly at the time of inspection.
•

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

I	NI	NP	D

View of the Heating/ evaporator Unit.



The heating unit(s) appeared to operate properly at the time of inspection.

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

I	NI	NP	D

X			X	2. Cooling Equipment

Type of System: Central Forced Air System
Single Zoned System.
CONDENSER(S)-
Carrier Brand
Model # 24ABC661A300 (5 TON) Manufactured date -2010 / R-410
EVAPORATOR / COIL(S)-
Carrier Brand
Manufactured date 2018
Note: All comments and evaluations are the opinion of the inspector.

Comments:
• Note: To determine if the system is operational: The thermostat is tested using normal manual controls. Remote Controls, automated, programmable (smart) control panels are not part of a Standard TREC Inspection. Recommend having a Qualified Control Technician to inspect the system if more information about the controls system is wanted.
•
• Note: We recommend the A/C unit be completely serviced and cleaned before each cooling season and the condensate drain lines flushed with chlorine bleach to prevent clogging.
•
• Note: Temperature differential is taken at the evaporator coil with thermometers.
• The A/C: Operated to control and produced a supply of 47.3 degrees and a return of 62.9 degrees which is a drop of 15.5 degrees. This is within test limits of 15 to 25 degrees.
•
• CONDENSOR UNIT(S)
• The exterior wall penetration where the A/C power/refrigerant lines enter the structure should be capped with flashing, seal the flashing and seal lines (foam/caulk) where they penetrate the wall. Openings are possible water intrusion and rodent/pest entryway. Recommend properly capping and sealing all openings.
•

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

I	NI	NP	D

Condenser Unit(s)

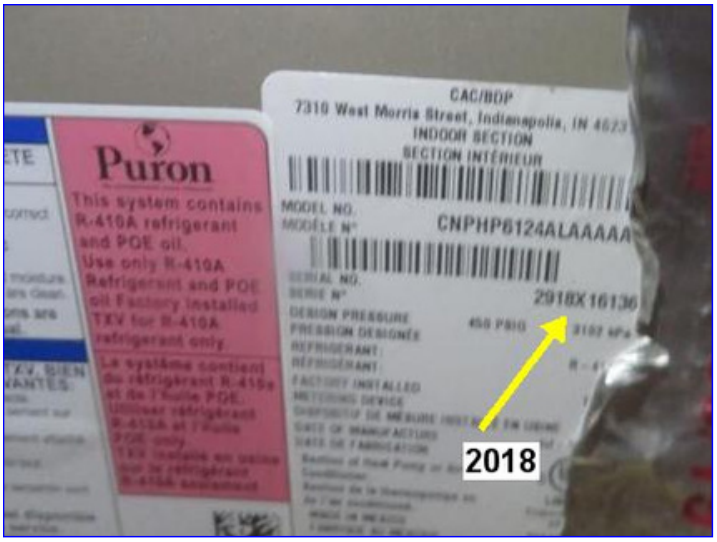
The exterior wall penetration where the A/C power/refrigerant lines enter the structure should be capped with flashing, seal the flashing and seal lines (foam/caulk) where they penetrate the wall. Openings are possible water intrusion and rodent/pest entryway. Recommend properly capping and sealing all openings.

Data Plate

The A/C: Operated to control and produced a supply of 47.3 degrees and a return of 62.9 degrees which is a drop of 15.5 degrees. This is within test limits of 15 to 25 degrees.

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

I	NI	NP	D



Data Plate: Evaporator unit

X			X	3. Duct System, Chases, and Vents

Comments: • Note:The "Ductwork" is checked for proper Air Balance. The Hi/Low temperatures should be within a 4 degree temperature variance.

•

• Ducts appear to be properly connected at all visible locations and delivering air to all registers at this time.

•

• Note: Observed a "Media Air Filtration System" as part of the HVAC system. A Media filter can increase the systems cleaning efficiency and capacity, but require maintenance (filter change). Recommend you research and maintain the system as to the manufactures recommendations, (most recommend filter change every 6 months). This is informational only.

•

• DUCTS

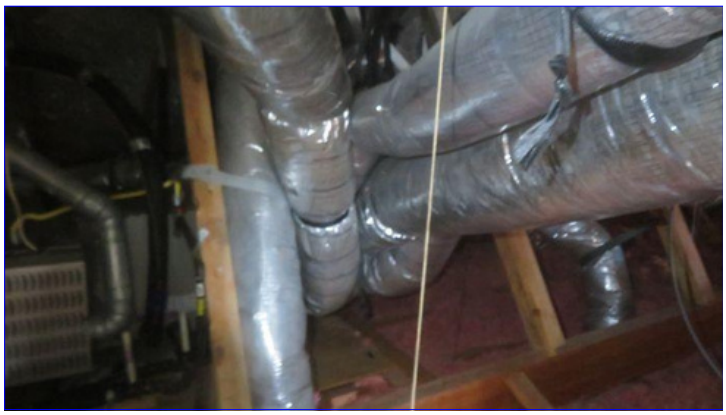
• Observed "Contact" of the ductwork between other ducts/surfaces. Separation can be as simple as placing a piece of insulation between the ducts/other surfaces. Further evaluation and improvements are recommended.

•

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

I	NI	NP	D

Observed a "Media Air Filtration System" as part of the HVAC system.



Observed "Contact" of the ductwork between other ducts/surfaces. Separation can be as simple as placing a piece of insulation between the ducts/other surfaces. Further evaluation and improvements are recommended.

	X			4. Other

Observations:
• WINDOW UNIT
• Note: Window units and Split units are not part of a Standard TREC Inspection. If more information about the unit is desired recommend contacting a Qualified HVAC Technician.
•
• Unit appeared to operate properly at the time of inspection.
•

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

X			X	1. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Street

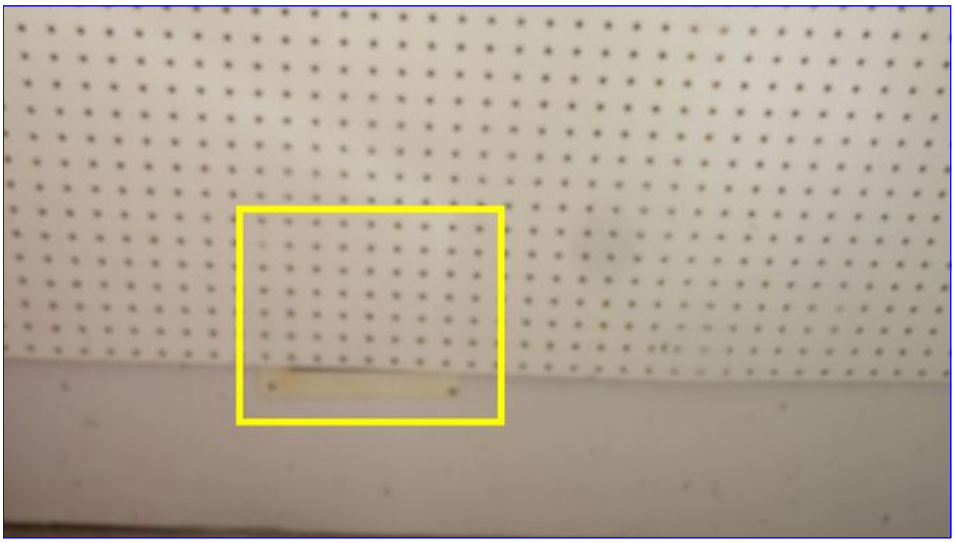
The Water Supply System is predominately:
Copper

Location of Main Water Supply Valve: Garage

Static Water Pressure Reading: @ 50PSI

Comments:

- All plumbing fixtures operated properly at time of inspection.
-
- Note: The main water valve (garage) was inaccessible. (behind peg board) Recommend remove board blocking access.
-



Note: The main water valve (garage) was inaccessible. (behind peg board) Recommend remove board blocking access.

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

I	NI	NP	D	

2. Drains, Wastes, and Vents

Comments: • Note: Drainage pipes underground/ not visible/ accessible are not part of a Standard TREC Inspection. A Standard TREC Home Inspection is a visual inspection with no intrusive inspection allowed. Areas not visible/accessible cannot be inspected (under foundations, crawl spaces, in walls, ceilings, attic spaces etc.) and should be considered not inspected. Drainage pipes can be inspected with the use of a specialized camera by a licensed plumber or a Hydro-Static test. TIS always recommends further evaluation by a licensed plumber for a more comprehensive inspection and information.

•

• The Water Waste System is predominately:

• PVC

•

• All main drains appeared to be vented and operating properly during inspection.

•

3. Water Heating Equipment

Energy Source: Natural Gas

Water heater is located in the:

Attic

Capacity: 40 gallons

Bradford White Brand.

Manufactured date - 2014

Comments:

• DIY: Most manufacturers recommend Annual flushing of the water heater. This can remove scale and calcium deposits greatly increasing the efficiency and life of the system.

• DIY: Manufactures recommend to change out "Anode Rods" about every 5 years (depends on water quality). Electronic anodes are available with a 20 year warranty. This is informational.

•

• The water heater(s) appeared to be properly installed at the time of inspection.

•

• The water temperature was measured at 130+ degrees which is not within acceptable limits to prevent the potential for scalding of 120 degrees. Adjustments to the setting is recommended. Further evaluation is recommended.

•

• Rust colored water was observed. This is typically caused from sediment in the tank or lines. The tank/lines may need to be flushed. Recommend further evaluation.

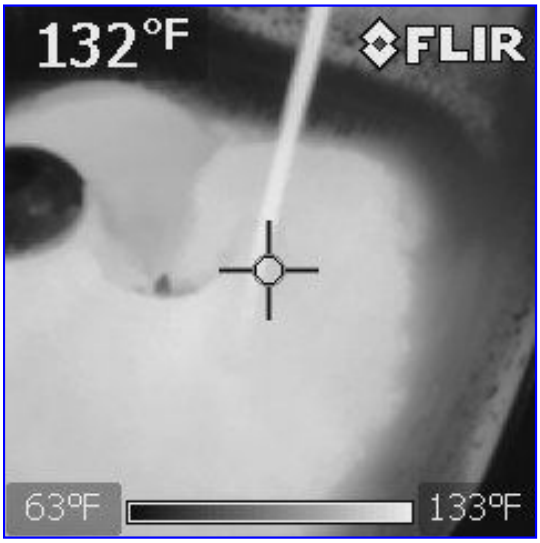
•

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

I	NI	NP	D

Rust colored water was observed. This is typically caused from sediment in the tank or lines. The tank/lines may need to be flushed. Recommend further evaluation.

The water heater(s) appeared to be properly installed at the time of inspection.



The water temperature was measured at 130+ degrees which is not within acceptable limits for the water heater. The potential for scalding of 120 degrees is present. Adjusting the setting is recommended. Further evaluation is recommended.

DIY: Most manufacturers recommend Annual flushing of the water heater. This can remove scale and calcium deposits, thereby increasing the efficiency and life of the system.

		X	

4. Hydro-Massage Therapy Equipment

Comments:

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

I	NI	NP	D

X 5. Gas Distribution Systems and Gas Appliances

Materials: Exterior of the Structure,
Materials:
Type of Gas Distribution Piping Material: The Gas Supply System is predominately:
, Iron, CSST, Mix, , Note: Gas supply pipes underground (main supply line) are not part of a Standard TREC
Inspection. All lines and areas not visible/accessible can be tested by a specialized "Pressure test" by a licensed plumber. TIS always recommends further evaluation for a more comprehensive inspection and information., , Note: A "Standard TREC Inspection" of the Gas Distribution system is of visible/accessible areas only, no intrusive or special tools are allowed and is not an exhaustive inspection. Not all gas piping/bonding connections are accessible or inspected, older structures gas piping/bonding/connections may not be accessible (in walls, attic, etc.). Inaccessible gas piping should be considered uninspected. All lines and areas not visible/accessible can be tested by a specialized "Pressure test" by a licensed plumber. All bonding can be tested by a licensed electrician. TIS always recommends further evaluation by for a more comprehensive inspection and information.,
Comments:
• GAS DISTRIBUTION SYSTEM (All gas lines between the point of delivery and appliance shutoff valves)
• Note: As of 2022 TREC requires visible verification of "Bonding". If Current " Bonding" requirements are not present (visible/verifiable), we are "Required" by our licensing agency (TREC) to note these on reports as a defects even though these items may not have been required to be visible/verifiable at the time the house was built. Older homes were typically bonded in walls/attics. Bonding can be verified by a licensed Electrician. This is informational.
•
• Note: Verified "Bonding" of the gas piping system. This is informational only. (see pics)
•

The Main gas shut-off. This is informational only.

Note: Verified "Bonding" of the gas piping system. This is informational only. (see pics)

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

I	NI	NP	D	
		X		6. Other

Observations:

V. APPLIANCES

X				1. Dishwashers

Comments:
• Dishwasher operated normally during inspection.

X				2. Food Waste Disposers

Comments:
• The food waste disposer operated properly during inspection.

X			X	3. Range Hood and Exhaust System

Comments:
• Downdraft Exhaust System
•
• The Kitchen exhaust system operated properly during the inspection.
•
• Duct tape was used to seal the unit. Current Standards require Non Combustible sealants. Recommend using the appropriate flanges/mastic/metal tape to seal the unit.
•
• Current Standards require proper metal connection/ flanges. Recommend using the appropriate flanges/mastic/metal tape to seal the unit. (need proper reducer flange, tape will not contain a grease fire)
•

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

I	NI	NP	D

Duct tape was used to seal the unit. Current Standards require Non Combustible sealants. Recommend using the appropriate flanges/mastic/metal tape to seal the unit.

X				4. Ranges, Cooktops, and Ovens

Comments:
• The oven(s) operated properly during inspection.
•
• The cook-top operated properly during inspection.
•
• Gas Valve (shut-off)
• The gas valve is located behind /under the unit. Informational.
•

X				5. Microwave Ovens

Comments:
• The microwave operated properly during inspection.

X				6. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

I	NI	NP	D

X			X	7. Garage Door Operators

Materials: Overhead Door(s),
Comments:
• Note: Special "Dry Lubricants" are made for garage door lubrication and maintenance. This is informational.
•
• LEFT SIDE
• The unit(s) operated at time of inspection.
• The reversing functions (photo electric sensor/resistance) operated properly at time of inspection. No function deficiencies noted.
• Note: The garage door and guide rail system: Proper lubrication, adjustment and maintenance are recommended for proper operation.
•
• RIGHT SIDE
• The tension spring cable or mechanism is not adjusted properly or unsprung. Recommend repairs.
•
• Light bulb on the garage door opener was inoperative at the time of inspection.
• Protective case is missing.
•

The tension spring cable or mechanism is not adjusted properly or unsprung. Recommend repairs.

Light bulb on the garage door opener was inoperative at the time of inspection.

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

I	NI	NP	D	
X			X	8. Dryer Exhaust System

Comments:
• Note: A Do it Yourself (DIY) Tip. To clean out vent pipe, properly blow the vent pipe clear with a leaf blower, if the vent pipe has an exterior baffle you may have to remove it during the cleaning process. Informational.
•
• Note: As per TREC; Appliances/attached exhaust hose in place block access for proper inspection of connections/ hook-ups, inaccessible connections should be considered un-inspected and will be marked "Deficient". Appliances must be removed for proper access to perform inspection. This is informational.
•
• The dryer vent (vent pipe interior, connections) are not visible for inspection. Appliance/exhaust hose is in place at the time of this inspection. Recommend removal of dryer and inspection to verify interior of vent pipe is clean, proper hook up/ connection of all components. (vent, electrical, plumbing, gas etc.)
•

		X		9. Other

Comments:

Glossary

Term	Definition
Glossary	
A/C	Abbreviation for air conditioner and air conditioning
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
DIY	Do-it-yourself
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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

Report Summary

STRUCTURAL SYSTEMS		
Page 7 Item: 1	Foundations	• NON STRUCTURAL DEFICIENCY OBSERVATIONS • Note: As per TREC (02/2022) all areas of the foundation wall should be visible for a proper inspection to be performed. Any areas not visible/ obscured shall be considered uninspected, and noted as deficient with the recommendation that a "Qualified Foundation Specialist" be engaged to further evaluate the condition and performance of the foundation. This is informational. • View of the foundation wall was obscured by one or more of the following conditions, but not limited to high soil, high pavers/ flatwork, decking, vegetation, and or slab dressing/ paint. This limits the inspectors ability to inspect areas not visible. Obscured areas should be considered not inspected. Obscured areas may hide deficiencies not visible. All areas of the foundation should be visible. Recommend having foundation/obscured areas further investigated by a qualified foundation /structural specialist for more information about the foundation /structure. Improvements are recommended. • • "Corner pops" were observed on some corners of the foundation. This condition is cosmetic only and does not affect the structural integrity of the foundation. This area should, of course, be monitored for movement, if movement is observed or if bricks/ stones crack recommend further evaluation for possible repairs. Recommend sealing (caulking or slab dressing) the cracks/damage to help stabilize area and monitor for movement. •

Repaired

Repaired

Page 9 Item: 2	Grading & Drainage	• Observed: Water is collecting too close to the foundation. Due to poor drainage. This is the leading cause of "Differential Settlement" foundation failure. Improvements are needed to meet "Current Standards" for Proper Drainage. • • Flower beds are blocking (damming) the flow of water away from the structure. Improvements are needed. • Observed signs of ponding water at various sides of the structure. This can create several problems, unsanitary water pooling, conducive conditions for Microbial organic growth/mildew/algae, and differential settlement of the foundation. Improvements are needed for "Proper Drainage". • The soil at various locations is too high on the sides of the foundation. Ideally, the soil should be at least 4 inches from the bottom brick/stone/stucco and 6 inches from any wood/siding. Inadequate clearance may result in moisture intrusion of the structure and or structural damage. • • GRADING • The grading should be improved to promote the flow of storm water away from the structure. This can usually be accomplished by the addition or subtraction of top soil. The ground should slope away from the structure at a rate of six inches of fall within the first ten feet. Ideally, at least 4"to 6" inches of clearance should be maintained between soil level and the top of the foundation walls. Improvements are needed. • A properly sloped drainage swale (in effect, a wide and shallow ditch) should be created. The grade should slope sufficiently to channel water forward to the storm drainage system, or to the under ground drain system. Improvements are needed for "Proper Drainage. • • GUTTERS & DOWNSPOUTS • Gutters are discharging at the base of the foundation. Gutters should collect water and direct it away from the structure, a crucial factor in the prevention of "Differential Settlement". Water should not be permitted to pond or erode under or alongside of any part of the foundation. Proper grading and drainage is essential in the prevention of Differential settlement. • • The roof gutters should be cleaned. Observed excessive debris in the gutter system. Debris can clog drains allowing water to back up, causing water intrusion of the structure. Recommend regular cleaning of all drainage systems. • Minor leaks in the gutters should be repaired. • Recommend additional downspouts to reduce water overflow near the structure, and promote water to flow away from home and foundation. •

Repaired

Repaired

Repaired

Gutters Cleaned

Page 13 Item: 3 **Roof Replaced March 2025**	Roof Covering Materials	• Note: Asphalt composition shingles covering some roof slopes/ areas may show more deterioration (granular shedding). Other slopes/ areas of the roof may appear to be in better condition. This condition can be due to exposure to prevailing weather patterns, directional exposure to sunlight and or extreme heat. This is common throughout the Gulf Coast, known for extreme weather and heat. This is informational. • • Tree limbs should Not overhang the roof area and should be cut away from roof/ roof line at least 5' feet clearance to avoid roof damage. • • Observed minor damage to the roof. Should be repaired /replaced to avoid damage to the underlying home structure from moisture intrusion. (appears storm related) • • In my opinion, Some areas on the roof of the home appear to have been Storm damaged. Recommend further investigation by a Qualified Roofing Contractor. • • • FLAT ROOFING (Sunroom) • Note: Flat roofs are not part of a Standard TREC inspecton. Recommend that you consult with a Qualified Roofing Contractor to evaluate the Flat roof. Flat roofs are known to be problematic. All seams and flashings should be inspected on a regular basis. Roof was inspected for visible damage. Informational only. • • ATTIC INSULATION
Page 16 Item: 4 **Pending**	Roof Structure and Attic	• Observed: Attic insulation missing in some areas: Appears insulation in some areas was moved for access to the area. Recommend replace or even out insulation. •

Page 17 Item: 5	Walls (Interior and Exterior)	EXTERIOR WALLS Vegetation is in contact with or has insufficient clearance of exterior walls. It is recommended vegetation be cut back at least 12-18 inches from exterior walls. Vegetation is embedded into exterior walls. Vegetation in or on walls can damage wall surface/water barrier. It is recommended vegetation removed be from exterior walls, all damage should be repaired before resealing wall surface. Recommend sealing all exterior penetrations to prevent potential water entry and or prevent insect and vermin entry. The exterior wall vent(s) appear to be damaged. Recommend repair. Seals around panel/service boxes/fixtures/access covers/outlets/switch boxes are incomplete/ missing. Panel/service boxes etc, should be properly sealed on top and both sides only.
Repaired		PESTS/RODENTS Gaps are present in the trimwork in various locations. Gaps allow intrusion of water, pests and rodents. New Pest Control guidelines "current standards" state that all openings and transition joints, including between the roof, trim and all wall cladding systems should not be gaped over 3/16" inch. Gaps should be caulked, flashed and or be properly screened to reduce intrusion and minimize the use of Pesticides/Poisons. Observed what appears to be possible Rodent damage. Recommend repairs. (Soffit to roof transition)
Repaired		PAINTWORK Water damage was observed on the exterior wood siding and trim. Repairs should be undertaken to prevent further damage. Areas of natural wood appear improperly sealed. Natural wood usually needs more sealing (1 coat primer, 2 coats paint recommended) Recommend sealing/ filing all exterior wood grain (imperfections/cracks/joints) penetrations to prevent potential water entry/penetration of wood, this can cause water damage/deterioration/rot. (trimwork) CEMENT SIDING AND TRIM

Repaired **Repaired**		All joints/penetrations should be properly caulked, sealed and painted. Observed improperly sealed, primed/ painted "Drip Edges" (where water will hang). Failure to properly seal/ prime/ paint any exposed surfaces may lead to the "De-lamination" and "Deterioration"of the product. Recommend that all drip edges/ exposed surfaces be properly sealed/ primed/ painted as specified by the manufacturer. Transition and vertical joints between trims and other wall cladding systems should be properly sealed. Recommend caulking/sealing all transition/vertical joints. LINTELS The lintel flashing over the windows and doors appears to be not properly sealed/caulked. If a lintel is not properly sealed it can allow moisture to drain into the interior wall and can also cause the lintels to rust, which may lead to cracks in the brick above the lintels. Repairs are recommended as necessary.
Page 22 Item: 6 **Repaired** **No action taken as moisture meter indicated dry at the time of inspection.**	Ceilings and Floors	• CEILINGS • Water staining was observed (family room, fireplace). The stained area was dry at the time of inspection. The cause for the staining should be determined and repairs undertaken. • Note: Appears to be old roof leak. Appears was repaired. • • FLOORS (appears real wood plank) • Water damage was observed in some areas. Area was tested for moisture, Moisture Meter indicates area is Dry at the time of inspection. Repairs should be undertaken to prevent further water intrusion before the water damaged areas are repaired. • Note: Appears to be old roof leak. Appears was repaired. •

Page 24 Item: 7 **Repaired** **Repaired**	Doors (Interior and Exterior)	• EXTERIOR DOORS • At the time of the inspection, door exterior(s) showed general weathering commensurate with their age. Weathering typically includes fading of paint and deterioration of the threshold, jamb and trim. Recommend repairs and maintenance. • • Garage to Interior • Door is not set square to the jamb. All exterior doors should be properly set (squared to the jamb). All doors should properly align with hardware (bolts, strikes and hinges) and should be weather sealed as necessary. • Master Exterior • The door drags on the threshold. Adjustments to the door or threshold are recommended for the door to operate properly. • • Note: DYI/ Construction Tip. "Heavy Doors" are known to sag/drag in door jambs, especially over time. Hinge screws are short and only attach to the trimwork (jamb). The installation of at least 1 long (2"-3") screw into the wall framing on the jamb side of the hinge can help prevent sag/dragging of the door, stabilize the door frame and increase Security. The installation of a long screw for stabilization usually appears as an odd (non matching) hinge screw. This is not required but is highly recommended. • • Garage (overhead) • The bottom edges/ transition joints and all exposed trim of the exterior door frames should be properly sealed to help prevent water intrusion. • Damage was observed adjacent to the garage door. Recommend repairs.

Page 26 Item: 8 **Pending** **Repaired** **Repaired**	Windows	• The windows are in mild disrepair. This is a common condition. Trimming and adjustment, hardware improvements, lubrication, repairs are recommended. Repairs are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration. • • Water staining was observed around the window reveals. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent damage. • Note: The windows show evidence of condensation. This is common for windows. Controlling indoor humidity levels and/or improving ventilation (partially open blinds tilting slats down and leaving a small air gap at the bottom/ opening curtains) would allow air from the vents to reach the window eliminating the dead air space and help to control this condition. • • Several windows throughout the home were difficult to open and close. Adjustments/ lubrication/ repairs are recommended. • Observed detached tension springs at several windows throughout the home. Tension springs hold the sash in place when the window is open. Repairs are recommended. • • DRAINAGE PORTS • Several window(s) the drainage ports (sill ports) appear to be blocked. Water is being trapped in the channel and may cause damage to the window sealing system. Proper installation /maintenance of the windows and screens should allow water to channel out of the windows. Improvement should be undertaken to allow normal drainage of the window. (clean window sills/ drainage ports) • • SCREENS • Note: TREC requires inspectors to report as deficient all operable windows without window screens. Current Standards call for window screens on all operable windows. Window screens allow for natural ventilation during favourable weather conditions saving energy. Recommend all operable windows be properly screened to meet Current Standards. • Missing and/or damaged screens are present. Repairs and/or replacements recommended to meet Current Standards. •
Page 28 Item: 10 **Repaired**	Fireplaces and Chimneys	• The unit was not operated at the time of the inspection. Recommend further evaluation/ repairs by a qualified fireplace technician. •
Page 29 Item: 11 **Post added to secure awning**	Porches, Balconies, Decks, and Carports	• PATIO • Awning is improperly attached to cement board. Cement board is an exterior cladding system only, and is "Not Structural" (has No Load bearing capacity). Recommend installation of a support header with proper joist hangers. This is a "Safety Issue".

ELECTRICAL SYSTEMS		
Page 30 Item: 1 **Repaired**	Service Entrance and Panels	• Note:The structure may have technically met "Past" National Electric Code requirements, but may not meet "Current Standards". Though not technically defective, do not meet Current Standards. Structures are not required to update electrical equipment to Current Standards each time the National Electric Code is updated. • Current Standards call for 2 grounding systems for each structure. A concrete encased grounding electrode (also known as a UFER) or a secondary grounding rod system should be installed. Recommend updating to Current Standards. • • Current Standards call for bonding protection on all Panel Boxes. No bonding protection was observed. Recommend updating to Current Standards. •

Page 32 Item: 2 **Repaired** **Repaired by licensed electrician**	Branch Circuits, Connected Devices, and Fixtures	• SMOKE / CARBON MONOXIDE DETECTORS • Current Standards: Smoke Detectors should be replaced every 10 years (manufactures recommendation). Current standards specify: Smoke detectors are required in all rooms deemed living areas, sleeping quarters and adjacent hallways. The Smoke detectors may be older and may be inoperative. We recommend replacing all detectors upon moving into the home and updating to Current Standards for improved safety. • Current Standards: Carbon Monoxide detectors should be replaced every 7 years (manufactures recommendation). Homes with fuel fired appliances or an attached garage are required to have a Carbon Monoxide detector installed in the immediate vicinity/hallway of sleeping quarters. Carbon Monoxide is heavier than air, recommend detector should be installed at a low level. The Carbon Monoxide detectors may be older and may be inoperative. We recommend replacing all detectors upon moving into the home and updating to Current Standards for improved safety. • Observed: Smoke detectors are missing or damaged. Current standards specify: Smoke detectors are required in all rooms deemed living areas, sleeping quarters and adjacent hallways. Recommend updating to Current Standards. Recommend further investigation by a qualified technician. • Note: TIS always recommends full evaluation of Smoke/ Carbon dioxide detectors by a qualified electrician/ alarm technician. • • Note:The structure may have technically met "Past" National Electric Code requirements, but may not meet "Current Standards". Though not technically defective, do not meet Current Standards. Structures are not required to update electrical equipment to Current Standards each time the National Electric Code is updated. • GFCI • Ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection at the following location(s). This receptacle(s) should be replaced and or the circuit checked. • Garage outlets • • Ground fault circuit interrupter (GFCI) outlet protection was not observed at the required following outlet(s). Receptacle(s) or breakers should be replaced with proper GFCI receptacle(s)/ breakers. • Laundry room outlets • OUTLETS/ RECEPTACLES • Note: As of 2022. If current standards for "Tamper Resistant" receptacles (outlets) requirements are not present, we are "Required" by our licensing agency (TREC) to note these on reports as a defects even though these items may not have been required at the time the house was built. Structures are not required to update electrical equipment to Current Standards each time the National Electric Code is updated. • "Current Standards" call for tamper resistant protection on all receptacles (outlets) located less than 5.5 'feet above the floor. Recommend repairs to meet current standards.

Repaired **Repaired**		• • Observed: Outlet(s) inoperative. Outlets and circuits should be investigated and/or repaired. (x1, laundry, see pic)) • • FIXTURES • Observed inoperative lights (bulbs) at the time of inspection. Recommend replacing bulb(s) check circuit/controls if lights remain inoperable. (several, at various locations) • • EXTERIOR or YARD: OUTLETS/ FIXTURES • Exterior outlets are required to be weather sealed, and sealed to the surface they are mounted to. Outlets were not sealed in some areas. This is a "Shock Hazard". Repairs, can be done by installing a sealed (bubble type) outlet cover to the original outlet junction box and properly sealing it to the wall. (all) • Observed damaged, missing or improper conduit. Exterior grade conduit is required for all exterior circuitry and must be sealed "Water tight" with the proper connections. Recommend repairs. (x1, sprinkler control, see pic) •
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 37 Item: 2 **Repaired by HVAC Specialist**	Cooling Equipment	• CONDENSOR UNIT(S) • The exterior wall penetration where the A/C power/refrigerant lines enter the structure should be capped with flashing, seal the flashing and seal lines (foam/caulk) where they penetrate the wall. Openings are possible water intrusion and rodent/pest entryway. Recommend properly capping and sealing all openings. •
Page 39 Item: 3 **Repaired by HVAC Specialist**	Duct System, Chases, and Vents	• DUCTS • Observed "Contact" of the ductwork between other ducts/surfaces. Separation can be as simple as placing a piece of insulation between the ducts/other surfaces. Further evaluation and improvements are recommended. •
PLUMBING SYSTEMS		
Page 41 Item: 1	Plumbing Supply, Distribution Systems and Fixtures	• Note: The main water valve (garage) was inaccessible. (behind peg board) Recommend remove board blocking access. • **Created access**
Page 42 Item: 3 **Pending**	Water Heating Equipment	• The water temperature was measured at 130+ degrees which is not within acceptable limits to prevent the potential for scalding of 120 degrees. Adjustments to the setting is recommended. Further evaluation is recommended. • • Rust colored water was observed. This is typically caused from sediment in the tank or lines. The tank/lines may need to be flushed. Recommend further evaluation. •

APPLIANCES		
Page 45 Item: 3 **Repaired**	Range Hood and Exhaust System	• Duct tape was used to seal the unit. Current Standards require Non Combustible sealants. Recommend using the appropriate flanges/mastic/metal tape to seal the unit. • • Current Standards require proper metal connection/ flanges. Recommend using the appropriate flanges/mastic/metal tape to seal the unit. (need proper reducer flange, tape will not contain a grease fire) •
Page 47 Item: 7 **Repaired**	Garage Door Operators	• RIGHT SIDE • The tension spring cable or mechanism is not adjusted properly or unsprung. Recommend repairs. • • Light bulb on the garage door opener was inoperative at the time of inspection. • Protective case is missing. •