

HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections
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TREC Inspection



INSPECTED FOR

John Doe
123 Main St
Houston, TX



PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	09/06/2022 <i>Date of Inspection</i>
123 Main St, Houston, TX <i>Address of Inspected Property</i>	
Shawn Emerick <i>Name of Inspector</i>	#4623 <i>TREC License #</i>
R. Shawn Emerick <i>Name of Sponsor (if applicable)</i>	#4623 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;

- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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 **GENERAL INFORMATION**

Present at Inspection: Seller

Building Status: Occupied

Weather Conditions: Clear, Dry

Ambient Temperature At Time of Inspection: 90+

Wind Conditions (Approximate Speed): 0- 5 MPH

How To Interpret This Report:

Building Codes, TREC Standards, Installation Standards or Safety Issues= Blue Text

Items that do not comply with current building codes, TREC Standards, other standards (manufacturer, trade associations, etc.), or that are safety issues.

Items Damaged, Non-Functional, or Operating Improperly= Red Text

Items in need of repairs either because they are broken, not functioning, or damaged.

General Comments & Specific Limitations= Black Text

These are general information, limitations, or notices.

NOTICE

Page 2 of 55

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.
- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.
- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.
- No environmental inspection of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and / or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to Chinese drywall, asbestos, lead, formaldehyde, mildew, mold, fungi, etc. are specifically excluded from the inspection and from this report. **No indoor air quality test were performed. If deficiencies are found during inspection, i.e. water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc. or you have concerns about the presence of microbial growths, you should, as part of your due diligence, have environmental inspections of your choice, i.e. mold inspection, lead testing, etc. performed on this property prior to closing.**
- Underground items (such as utilities), gas lines, fuel quality, environmental items (such as fuel tanks), telephone systems, televisions and / or satellite systems, elevators, bulkheads / docks and piers, fences / yard enclosures, intercoms, sound systems, security, and playground equipment are specifically excluded from this report.
- The client should understand that we do not inspect the fencing if present, i.e. wood fences, iron fencing, gates, etc.. We have not formal training on fencing and this is beyond the scope of this inspection.
- This is not a pest inspection. We are not licensed to inspect for insect infestations, rodent activity, or animal infestations. If this is a concern a pest control company should be contacted to further evaluate this property. The wood destroying insect report does not address nuisance insect, rodents or other animals.

ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen / contractors are not familiar and / or not qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain a tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

Optional items not listed on this report including but not limited to built-in refrigerators, wine coolers, gate operators, instant water heaters below individual sinks, water softeners and filters, elevators, fire sprinkler systems, etc. are beyond the scope of this inspection and are not inspected. If the property being inspected has components installed or that are a part of the transaction (washers, dryers, audio equipment, etc.) the client should contact a third party to perform an inspection to determine if these components are functioning properly. Furthermore, all excluded items may not be listed above and if you have any questions about whether certain components are within the scope of the inspection the client should contact the inspector for clarification.



The inspection of this property was limited due to the fact that it is currently occupied. The inspection of doors, windows, floors, walls, electrical components (receptacles & switches), and some plumbing fixtures was restricted due to stored items and furniture.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed herein;
- (ii) elevators;
- (iii) detached buildings, decks, docks, **fences**, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems; or
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
- (vii) concrete flatwork such as; driveways, sidewalls, walkways, paving stones or patios

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (H) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Slab on Grade Concrete

Foundation Performance Opinion(s):

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

Note: *The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.*

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.*

Signs of Structural Movement or Settling:

- Wall, floor, or ceiling cracks

Note: The signs of structural movement or settling noted above can be indicative of repairs needed or normal settlement in relation to the foundation. The performance opinion and the additional repairs sections of the foundation comments should be consulted to determine what repairs are needed.

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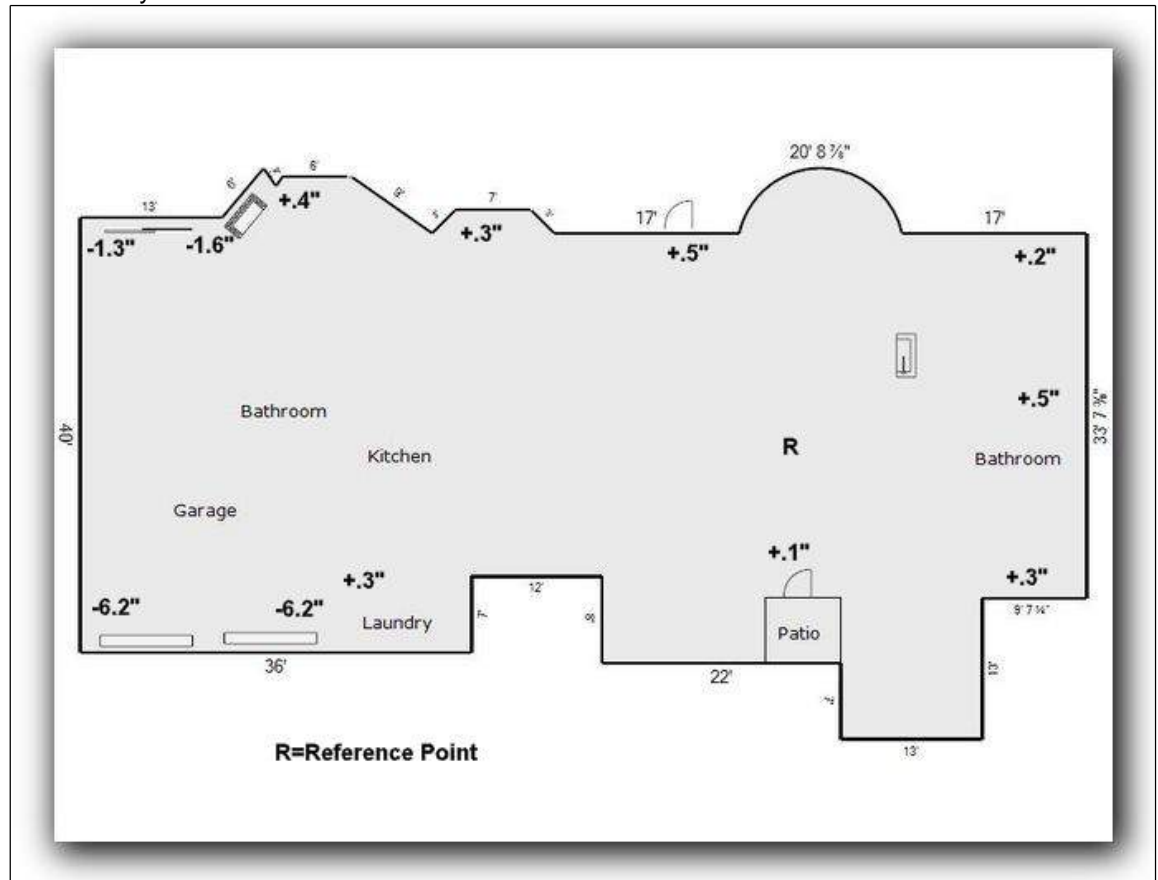
I NI NP D

General Comments

It appears that portions of the foundation(s) have been added onto since the original construction of the property. It is impossible for the inspector to determine the method in which the add-on was constructed. In addition, the slab joint between the two foundations are vulnerable for wood destroying insect activity and should be monitored closely.



The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.



I=Inspected

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B. Grading and Drainage

Comments:

Items Damaged, Non-Functional, or Operating Improperly

The existing grade at the slab perimeter is not adequate for shedding water away from the structure(s) on all sides. The ground should slope away from the structure at a rate 6" in the first ten feet. Where lot lines, walls, slopes or other physical barriers prohibit 6" of fall within the first 10', drains or swales should be provided to ensure drainage away from the structure. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.



General Comments

During heavy rains, the accumulation of unforeseen water on this lot may occur. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the structure should be considered.

Specific Limitations

Yard drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

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C. Roof Covering Materials

Comments:

Type of Roof: Sloped / Pitched

Roof Covering Material(s):Composition Shingles

Viewed From:Walked on Portions of Roof, Ground Level, Accessible Attic Areas



Performance Opinion

The roof covering is performing its intended function at the time of the inspection. No signs of active roof-related water penetrations were observed within the dwelling during the inspection.

Building Codes, TREC Standards, Installation Standards or Safety Issues

- Missing cricket at the back of the chimney (structure to divert water from back of chimney).

Items Damaged, Non-Functional, or Operating Improperly

A damaged shingle was found during the inspection of the roof covering (left side above garage). Recommend repairs by a qualified tradesman.



General Comments

The design of the roofing system is such that vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.

I=Inspected

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I	NI	NP	D
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Specific Limitations

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

Roof coverings are only inspected from the ground level and accessible attic areas if the roof cannot be safely reached using a one-story ladder.

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D. Roof Structures and Attics

Comments:

Viewed From: Entered Attic, Some Areas Obstructed from Inspection

Approximate Average Depth of Horizontal Insulation: 0-15"

Accessibility of Attic: Partial

Performance Opinion

The roof structure is performing its intended function (supporting the roof covering) at the time of the inspection. No signs of sagging or broken structural members were observed at the time of the inspection. It should be noted that some of the structural members dimensions do not comply with current building codes, i.e. purlins, ridge braces, etc.

Description of Roof Structure & Framing: Rafter Assembly

Roof Structure

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Missing "H" / plywood clips at roof decking

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Items Damaged, Non-Functional, or Operating Improperly

Trash and debris were found in the attic.



Attic Access, Ladders, and Service Walks

Building Codes, TREC Standards, Installation Standards or Safety Issues

Walkway is not installed properly leading to mechanical systems in attic. - Safety Hazard
The walkway has not been installed properly leading to the mechanical system(s) in the attic. Building codes require a walkway that 24" in width, unobstructed, and a minimum of 1/2" thick to be installed leading to all mechanical systems installed in attics.

Attic Insulation

Items Damaged, Non-Functional, or Operating Improperly

The level / depth of insulation in the attic is considered less than normal in some areas of the attic. The installation of additional insulation or the rearranging of the insulation is recommended to improve the energy efficiency of the building.



Attic Ventilation & Screening: Ridge Vents, Soffit

Specific Limitations

The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may preclude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).

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E. Walls (Interior and Exterior)

Comments:

Exterior Cladding's: Brick Veneer, Siding, Trim

Interior Cladding's: Drywall, Paneling, Tile

Items Damaged, Non-Functional, or Operating Improperly

Exterior Walls

Brick / mortar cracks were found on the exterior of the structure as evidence of settlement of the structure.



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I	NI	NP	D
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Specific Limitations

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. **This report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

The brick on the exterior of the property has been painted. Painted brick can conceal brick cracks and other defects.

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I	NI	NP	D
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F. Ceilings and Floors

Comments:

**Items Damaged, Non-Functional, or Operating Improperly
Floors**

The wood floors are showing signs of wear and tear (ding's, scratches, etc.).



General Comments

During the inspection of the ceilings on the interior of the structure with a infrared camera abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.

Specific Limitations

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. This **report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

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G. Doors (Interior and Exterior)

Comments:

Items Damaged, Non-Functional, or Operating Improperly

The lower lock at the secondary front door does not engage the striker plate.



Damaged and missing weather stripping was noted at the master bedroom exterior door. The weather stripping should be replaced.



The dead bolt is difficult to operate at the master bedroom exterior door. All dead bolts should be adjusted to operate properly and easily.

The dead bolt is difficult to operate at the rear exterior door. All dead bolts should be adjusted to operate properly and easily.

General Comments

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

Specific Limitations

If the property is occupied, only accessible doors were operated.

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H. Windows

Comments:

Style: Double Pane

Building Codes, TREC Standards, Installation Standards or Safety Issues

Improper dimension of windows in sleeping rooms for use as secondary emergency egress. The clear opening at the some of the bedroom windows are smaller than allowed by current codes at windows that will be used as a secondary means of egress in the event of an emergency. Steps should be taken to improve the condition.



Fall protection not provided for windows installed above 72" from grade. Fall protection is required at windows that are less than 24" from the finished floor and greater than 72" from the final grade. The fall protection is required to limit the opening of a window that meets these requirements so that a object 4" or larger cannot fit through the opening. This is safety hazard that should be addressed.

Items Damaged, Non-Functional, or Operating Improperly

Missing window screens were noted at various windows during the inspection. It may be desirable to replace the screens where missing. The current owner(s) should be consulted regarding the locations of the screens.

Specific limitations

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows. Water testing or other invasive test are not performed during our inspection. Window leaks are not always visible or detectable during our limited inspection.

I. Stairways (Interior and Exterior)

Comments:

Specific Limitations

The inspector is not required to and will not exhaustively measure every stairway component.

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I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

Type of Fireplace / Chimney: Pre Fabricated and Masonry

Attic Fire Stopping: Not Visible / Accessible

Chimney Cap: Present



Gas Features Present: Faux Logs, Gas Valve

Building Codes, TREC Standards, Installation Standards or Safety Issues

Dampers are not blocked open as required when ornamental logs are installed
Gas logs have been installed in the fireplace, and the damper has not been blocked open. Current codes require that the damper be permanently blocked open when gas logs are installed.

Items Damaged, Non-Functional, or Operating Improperly

The gas valve could not be turned on at the formal living room fireplace.



Specific Limitations

The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. An open flame is not required to be used to test a gas appliance. Fireplaces that are sealed or have glass installed over the opening are not inspected internally as this would require removing components and other items, which could result in damage to the property. These fireplaces are inspected from the exterior and readily accessible areas.

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

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Flashing not visible at wall/ledger board connection

Diverter Flashing Not Visible / Improperly Installed - Further Investigation



Drip edge flashing not installed or improperly installed - Further Investigation



Specific Limitations

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

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L. Other

Comments:

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Type of Service: Underground

Main Service Size: 200 x 2



Wire Type: Aluminum

Service Conductors Size: Unable to Identify



Location of Main Electrical Panel: Exterior



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I	NI	NP	D
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Type of Visible Grounding / Bonding: Ground Rod Connection/Gas Pipe Connection



Building Codes, TREC Standards, Installation Standards or Safety Issues

- Arc fault protection not installed at all required locations. Current codes require AFCI protection to be installed in kitchens, family rooms, dining rooms, parlors, libraries, dens, bedrooms, sunroom's, rec rooms, closets, hallways, and laundry rooms.
- Anti oxidant paste not present at aluminum conductors
- 240 conductors not identified within panel

Items Damaged, Non-Functional, or Operating Improperly

The knockout plate is loose at the main service meter.



General Comments

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

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I NI NP D

During the inspection of the electrical panel with a infrared camera significant abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



Specific Limitations

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We are not required to and do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

I=Inspected

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D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper

GFCI Safety Protection Present in Following Locations:

Exterior/Garage Not Tested/Kitchen (Partial)/Laundry Room/Bathrooms (Partial)/Bar

Reset Locations for GFCI's:

Exterior: Not Located

Garage: Not Tested - Occupied

Kitchen: Not Located

Bathrooms: Master Bathroom, Guest Bathroom

Laundry Room: Laundry Room

Bar: Bar

Smoke Detector Locations:

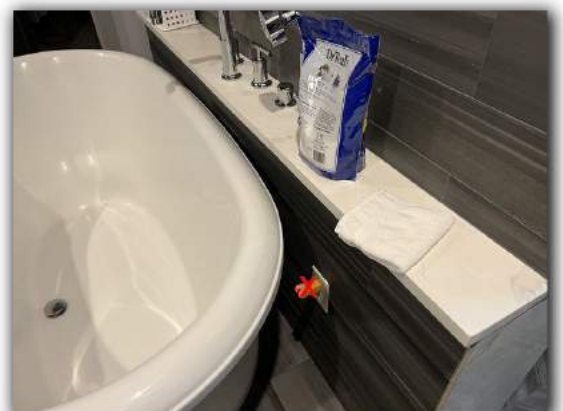
Each Floor/Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)

Carbon Monoxide Detectors Present at Property: Vicinity of Sleeping Rooms

Building Codes, TREC Standards, Installation Standards or Safety Issues

GFCI's not installed at all required locations

The installation of a ground fault circuit interrupter (GFCI) is currently recommended at all kitchen receptacles (countertops, dishwasher, disposal, etc.), all bathroom receptacles (including receptacles within 6' of tub and shower enclosures), all receptacles in the laundry room (including washer & dryer), all receptacles in the garage (including the ceiling), and all receptacles on the exterior of the property. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of this safety device is recommended at the areas noted above lacking GFCI protection.



Items Damaged, Non-Functional, or Operating Improperly

The lights are inoperative in the following locations:

1. Master Bathroom
2. Guest bedroom ceiling fan

If the bulbs are not blown, the circuit should be investigated.

I=Inspected

NI=Not Inspected

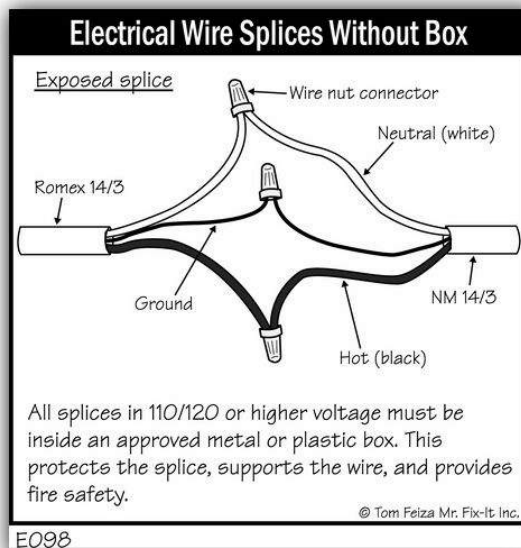
NP=Not Present

D=Deficient

I NI NP D



Exposed electrical connections were noted in the attic. Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A loose switch was found in the upper attic.



Loose receptacles were found at various locations. The receptacles should be better secured.

I could not locate the reset for the exterior GFCI receptacles. A electrician should be consulted to locate and insure these are installed correctly.

General Comments

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed every six months. Smoke Detectors are tested using the test button present on the unit.

Specific Limitations

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Unit #1, 2, 3

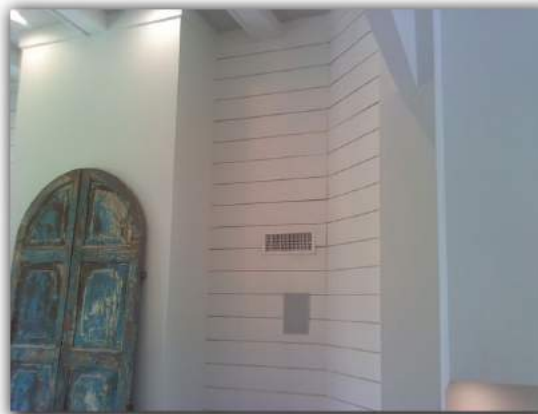
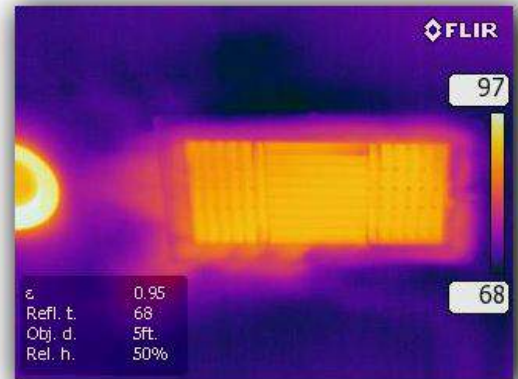
Type of System: Forced Air

Energy Source: Gas , Flex, Black Iron

Location: Attic

Performance Opinion(s)

At the time of the visual inspection, the furnaces were performing their intended functions. However, the heat exchangers within the furnaces are not visible & were not inspected. Yearly inspections of the heat exchangers and servicing of the furnaces should be performed by a licensed HVAC technician to keep the systems in good working order.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Building Codes, TREC Standards, Installation Standards or Safety Issues

Furnace flue pipe(s) does not have sufficient clearance from combustible materials. There is insufficient clearance between the heater exhaust flue and combustible materials. *This is a fire hazard.* A qualified licensed heating technician should be consulted to correct this situation.



General Comments

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Two of the heaters installed at this property appear to be older. The client should understand that our inspections are limited to the visible and accessible components. Mechanical systems can fail at any point and the likelihood of this occurring with older equipment is higher than normal. Safety and health issues could be present and not detectable by our limited capabilities.

Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Cooling Equipment

Comments:

Type of System(s): Split System Electric



Unit #1: Downstairs

Approximate System Size: 5 Ton

Approximate Manufactured Date: 2014 Exterior / 2004 Interior

Approximate Seer Rating: Unable To Determine

Today's Temperature Differential (Delta T): 19

Location: Exterior and Attic

Performance Opinion

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

The air conditioning system(s) and / or associated components appear to be older. The client should be aware that an older a/c may require a slightly higher level of maintenance and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Unit #2:Upstairs

Approximate System Size: 4 Ton

Approximate Manufactured Date: 2022

Approximate Seer Rating: Unable To Determine

Today's Temperature Differential (Delta T): 12

Location: Exterior and Attic

Performance Opinion(s)

The air conditioning system (Unit # 2) is not functioning properly as evident by an inadequate temperature differential. The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unit #3: Master Bedroom & Bathroom
Approximate System Size: 3 Ton
Approximate Manufactured Date: 2004
Approximate Seer Rating: 14
Today's Temperature Differential (Delta T): 23
Location: Exterior and Attic

Performance Opinion(s)

The air conditioning system (Unit #3) is not performing its intended function as evident by the temperature drop measured across the evaporator coil being greater than considered normal. This could indicate that the air flow across the evaporator coil is too low. Low air flow could be the result of a dirty filter, dirty or obstructed evaporator coil fins, or insufficient blower and/or ductwork sizing. This condition can lead to ice build-up on the coil. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

The air conditioning system(s) and / or associated components appear to be older. The client should be aware that an older a/c may require a slightly higher level of maintenance and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Primary Drain Line(s) Point of Termination(s):Unknown / Not Located; Plumbing Vent Attic



Building Codes, TREC Standards, Installation Standards or Safety Issues

- Electrical receptacles missing at exterior and / or interior units
- Primary drain line not trapped

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Items Damaged, Non-Functional, or Operating Improperly

The debris in the emergency drain pan below the evaporator of unit(s) # 1 should be removed.



General Comments

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

During the inspection of the cooling equipment labeling was found that indicates the system has been charged with R22. As of January 1, 2020 R22 is no longer manufacturer, installed (new systems), or imported in the US. This will create financial obstacles when servicing this unit and will eventually create a situation where the system cannot be re-charged or repaired. The client is urged to take this into consideration and discuss this situation in more detail with a licensed HVAC contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Float switch(es) have been installed at the emergency drain pan(s) located below the evaporator coil(s) in the attic. This is a feature that turns off the outside unit in the event water collects in the drain pan.



Specific Limitations

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Bends at ductwork improper

Ducts In contact in attic

Items Damaged, Non-Functional, or Operating Improperly

A metal vent pipe is laying across a supply air duct in the attic, which has caused an excessive bend. Recommend to improve for air flow.



A disconnected vent pipe was found in the upper attic. It appears that this vent is not in use. However, it is recommended that it be verified that this vent is no longer in use or needed as I cannot locate the point of termination.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The return air filter(s) is dirty and need(s) to be changed.

Loose plenum tape and connections were noted at the systems. A licensed HVAC contractor should be consulted to seal all voids at the systems and ducts.

General Comments

A media filter has been installed at the a/c systems. When this type of filter is installed, the typical return air filters are not installed at the return air registers; rather a central filter is installed at the system in the attic. Typically these filter require changing less frequently (often annually). The manufacturer installation guidelines should be consulted to determine how and when to change these filters.



Specific Limitations

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected. **If dirt, debris, discoloration, microbial growth, or others problems are noted on the inspection report that could be related to mold problems the client is advised to contact a mold inspector to have these problems further evaluated. A mold inspection was not performed and all environmental concerns are specifically excluded from this report, i.e. mold in ducts, mold on registers, microbial growth at any location, etc..**

Electronic devices, baffles, sensors and other items installed within the ducts are beyond the scope of the inspection and were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of Water Meter: Front of Property

Locations of Main Water Supply Shut Off Valve: Front Exterior



Static Water Pressure Reading:42

Type of Supply Piping Material: PEX with Manifold



Gas Valve Present In Laundry Room For Use with Dryer: Yes No Not Visible

Building Codes, TREC Standards, Installation Standards or Safety Issues

Anti-siphon devices not installed at all hose bibs

Items Damaged, Non-Functional, or Operating Improperly

Master Bathroom

The handheld valve cap is loose at the tub.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Front Middle Second Floor Guest Bathroom

The toilet is flushing slowly in the bathroom at the time of the inspection. Improvements in the tank mechanisms is recommended.

General Comments

Cold water only is present / plumbed at the upstairs bar sink.

Specific Limitations

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

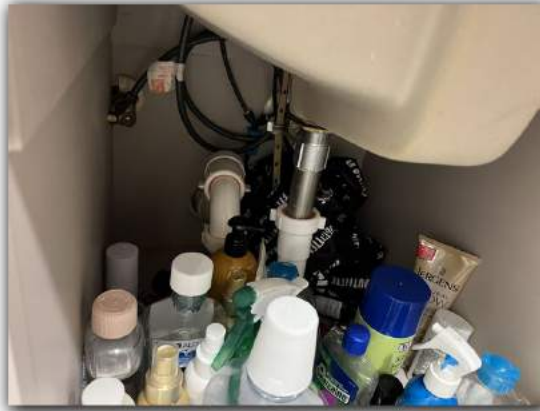
Type of Drain Piping Material: Plastic

Main Sewer Cleanout Location: Front of Property



[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Improper type of traps installed at fixtures, i.e. "S" trap - Kitchen Sink



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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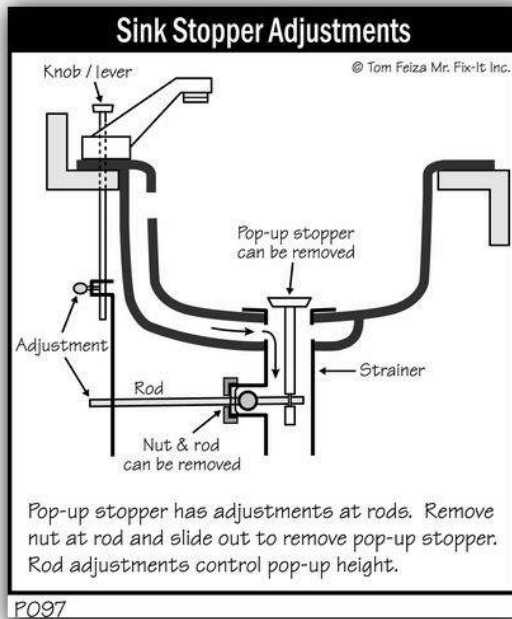
Items Damaged, Non-Functional, or Operating Improperly
Exterior

A damaged plumbing vent was found on the left side of the roof covering.



Master Bathroom

The stopper is not functioning properly at the bathroom sinks.



The bar sink, the counter sinks, the tub and the shower are draining slowly. It is suspected that the waste piping is obstructed. Further investigation is needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Specific Limitations

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

The bathroom tub drains were inaccessible for inspection. The client should understand that leaks can exist in the piping that are not visible at the time of the inspection. Ideally, access should be provided to the drains if a complete inspection is desired.

A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations. This test does not rule out the possibility of a shower pan leak. Showers pans older than 10 years old should be tested by a licensed plumber.

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C. Water Heating Equipment

Comments:

Energy Source: Gas with Flex / Black Iron

Capacity: 40 Gallons x 2

Location of Water Heater(s): Attic

Manufactured Date: 2020

Performance Opinion:

The hot water heater was functional at the time of inspection. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding.

Building Codes, TREC Standards, Installation Standards or Safety Issues

- T&P valve improperly plumbed



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

General Comments

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

Specific Limitations

Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Comments:

Location of Gas Meter: Right Side of Property

Type of Gas Distribution Piping Material: Black Iron, Corrugated Stainless Steel (CSST)

General Comments

The exterior gas lamps were operational.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Corrugated Stainless Steel Tubing (CSST) is being utilized as the gas supply system at this property. Recent events have led the state fire marshal's office to make certain recommendations in regards to the bonding of the type of gas supply line. Information regarding installation and safety of this material may be referenced at <http://www.csstsafety.com> . All modifications and / or repairs of this system should be conducted by an approved / licensed / qualified tradesman.



Gas Supply Systems Notifications / Specific Limitations

Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

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F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Type of Back Flow Prevention:None



Rust / Corrosion Present at Following Components:None Found

Disconnect Location: Cord Below Sink

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Back flow prevention not installed / not installed properly

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Range Hood Type: Vents to Exterior



I=Inspected

NI=Not Inspected

NP=Not Present

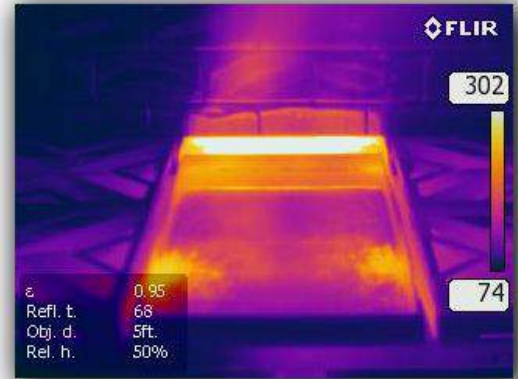
D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range: Gas; Not Visible



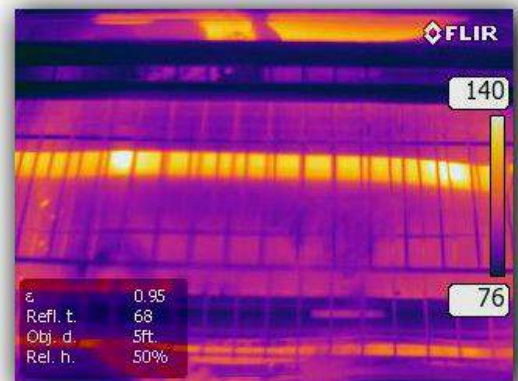
Type of Oven: Electric



Oven Temperature Measured When Set at 350 Degrees F = 340/350

General Comments

The warming drawer was operational.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Items Damaged, Non-Functional, or Operating Improperly

A disconnect bathroom exhaust vent was found in the upper attic.



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G. Garage Door Operators

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Lock not permanently disabled

Specific Limitations

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

Dryer Vents To: Exterior Wall



General

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of the dryer.

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I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Timer Installed At: Garage



Amount of Zones Present: 10

Amount of Zones Inspected: 10

Rain Sensor:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Backflow Prevention Valve:



Items Damaged, Non-Functional, or Operating Improperly
There is no sprinkler coverage in the backyard.

General Comments

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

Specific Limitations

The inspector will not inspect the automatic function of the timer or control box; the effectiveness of rain or freeze sensors; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

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B. Other

Comments:

The refrigerator(s) and freezer(s) was operationally checked at the time of inspection for temperatures. This is a cursory test only to see if the refrigerator was cooling and the freezer was freezing (and if ice was seen). This is not a exhaustive test, i.e. testing of ice making capabilities, operation of the water and ice dispensers, etc.

Refrigerators:



I=Inspected

NI=Not Inspected

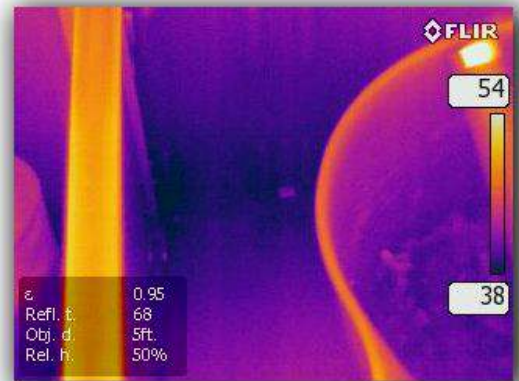
NP=Not Present

D=Deficient

I NI NP D



The temperature measured in the refrigerator at the time of the inspection was or below 40 degrees F as recommended by the Food Drug Administration (FDA).



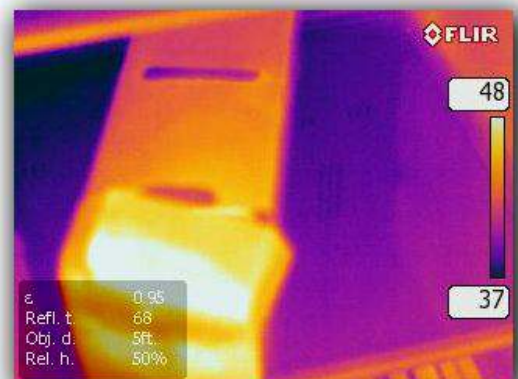
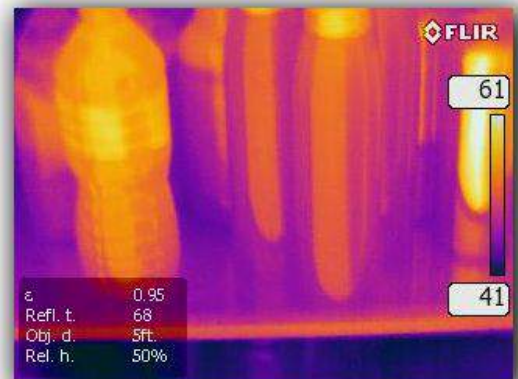
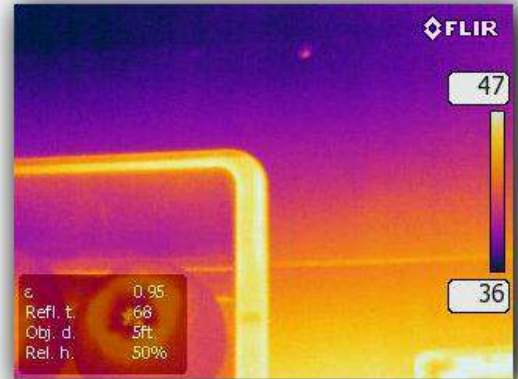
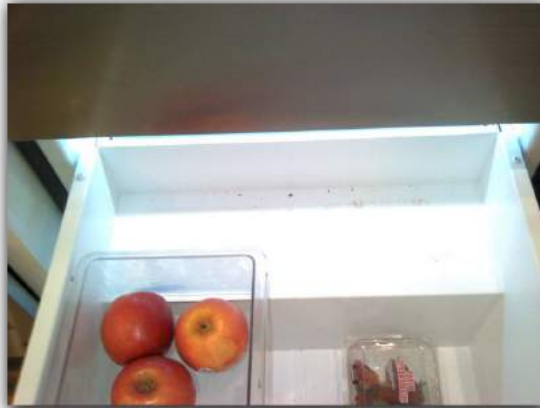
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



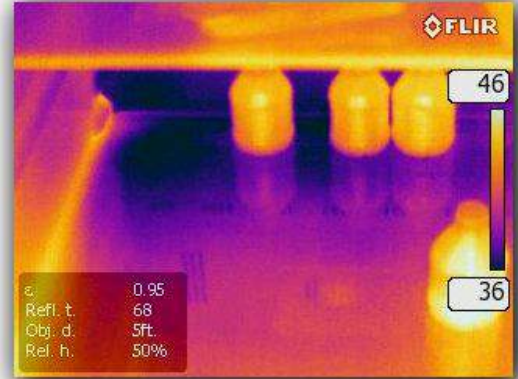
I=Inspected

NI=Not Inspected

NP=Not Present

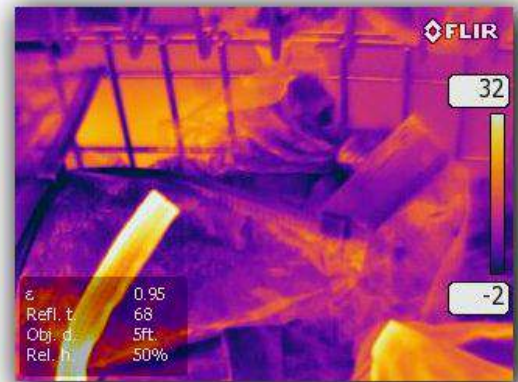
D=Deficient

I NI NP D



- Freezer Temperature Measured: 0 - -4 Degrees F
The temperature measured in the refrigerator at the time of the inspection was or below 0 degrees F as recommended by the Food Drug Administration (FDA).

Infrared Image



INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of certain observable systems and items of the Property. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of repair; or
3. Further evaluation by an expert is recommended.

D. Exclusions. Unless otherwise agreed to in writing, the scope of the inspection will not include the following:

1. the presence or risk of environmental conditions such as asbestos, lead-based paint, formaldehyde, fungi, MOLD*, mildew, corrosive or contaminated drywall or any other environmental hazard or condition
2. indoor air quality tests;
3. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
4. compliance with any codes, ordinances, statutes or restrictions;
5. items or components that require the use of specialized equipment to inspect;
6. anticipated future life or changes in performance of any item inspected; and
7. other items specifically excluded from the scope of an inspection under the Standards of Practice promulgated by the Texas Real Estate Commission.

*Client may wish to have a licensed mold assessor perform a mold assessment/analysis. A list of licensed mold assessors can be found at <https://www.dshs.texas.gov/mold/profession.shtm>. If deficiencies are found during the inspection, *i.e.* water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc., you should always, as part of your due diligence, have a mold assessment performed prior to closing.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Client should obtain as much information concerning the history of the property from the sellers as possible. The seller's disclosure notice should be reviewed in detail for any disclosures that may influence or affect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

D. Client understands and agrees that the Inspection Report will not be provided to Client until the Inspection Fee has been paid.

III Disclaimer of Warranties

The Inspector makes no guarantee, warranty or promise, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

IT IS UNDERSTOOD THE INSPECTION COMPANY IS NOT AN INSURER AND THAT THE INSPECTION AND REPORT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF ANY KIND. BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTION COMPANY IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING MOLD INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTION COMPANY WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT OR \$300.00, WHICHEVER IS GREATER. THE CLIENT AGREES TO HOLD THE INSPECTION COMPANY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DEMANDS, CLAIMS, AND EXPENSES INCIDENT THERETO FOR INJURIES TO PERSONS AND FOR LOSS OF, DAMAGE TO, DESTRUCTION OF PROPERTY, COST OF REPAIRING OR REPLACING, OR CONSEQUENTIAL DAMAGE ARISING OUT OF OR IN CONNECTION WITH THIS INSPECTION.

V. Fees or Other Valuable Consideration Disclosure

In connection with this inspection, Houston Home Inspections, PLLC d/b/a Houston Inspections may accept or pay referral fees and/or give or receive valuable consideration to and from third parties. By signing below the client is acknowledging being informed of this arrangement between the company and the third party, and hereby consents to these arrangements. Your inspector may have an affiliation with a third-party service provider ("TPSP") in order to offer you additional value-added services. Houston Home Inspections, PLLC, dba Houston Inspections is not liable for work performed by third party contractors.

VI. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**

VII. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VIII. Exclusivity

The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this Agreement. This Agreement is not transferable or assignable. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification.

Summary

This summary page(s) is not intended to take the place of the inspection report. Its intended purpose is to allow a condensed view of the items found damaged, not functioning, or operating improperly (items in red) without the images in the main report. The summary page does not reflect building codes, installation issues, safety items, or other standards found in blue throughout the reports main body which in many cases can be as costly to improve or correct as items shown in red. We urge you to not depend solely on this list to make decisions on repair amendments, negotiations, or other decisions. The inspection report in its entirety should be read and referenced for full description of deficiencies, limitations, locations, etc.. If further explanation or elaboration of information contained in this report is needed, the inspector(s) performing the inspection should be contacted.

GRADING AND DRAINAGE

The existing grade at the slab perimeter is not adequate for shedding water away from the structure(s) on all sides. The ground should slope away from the structure at a rate 6" in the first ten feet. Where lot lines, walls, slopes or other physical barriers prohibit 6" of fall within the first 10', drains or swales should be provided to ensure drainage away from the structure. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

ROOF COVERING MATERIALS

A damaged shingle was found during the inspection of the roof covering (left side above garage). Recommend repairs by a qualified tradesman.

ROOF STRUCTURES AND ATTICS

Trash and debris were found in the attic.
The level / depth of insulation in the attic is considered less than normal in some areas of the attic. The installation of additional insulation or the rearranging of the insulation is recommended to improve the energy efficiency of the building.

WALLS (INTERIOR AND EXTERIOR)

Brick / mortar cracks were found on the exterior of the structure as evidence of settlement of the structure.

CEILINGS AND FLOORS

The wood floors are showing signs of wear and tear (ding's, scratches, etc.).

DOORS (INTERIOR AND EXTERIOR)

The lower lock at the secondary front door does not engage the striker plate.
Damaged and missing weather stripping was noted at the master bedroom exterior door. The weather stripping should be replaced.

The dead bolt is difficult to operate at the master bedroom exterior door. All dead bolts should be adjusted to operate properly and easily.
The dead bolt is difficult to operate at the rear exterior door. All dead bolts should be adjusted to operate properly and easily.

WINDOWS

Missing window screens were noted at various windows during the inspection. It may be desirable to replace the screens where missing. The current owner(s) should be consulted regarding the locations of the screens.

FIREPLACES AND CHIMNEYS

The gas valve could not be turned on at the formal living room fireplace.

SERVICE ENTRANCE AND PANELS

The knockout plate is loose at the main service meter.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

The lights are inoperative in the following locations:

1. Master Bathroom
2. Guest bedroom ceiling fan

If the bulbs are not blown, the circuit should be investigated.

Exposed electrical connections were noted in the attic. Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

A loose switch was found in the upper attic.

Loose receptacles were found at various locations. The receptacles should be better secured.

I could not locate the reset for the exterior GFCI receptacles. An electrician should be consulted to locate and insure these are installed correctly.

COOLING EQUIPMENT

The air conditioning system (Unit # 2) is not functioning properly as evident by an inadequate temperature differential. The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

The air conditioning system (Unit #3) is not performing its intended function as evident by the temperature drop measured across the evaporator coil being greater than considered normal. This could indicate that the air flow across the evaporator coil is too low. Low air flow could be the result of a dirty filter, dirty or obstructed evaporator coil fins, or insufficient blower and/or ductwork sizing. This condition can lead to ice build-up on the coil. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

The debris in the emergency drain pan below the evaporator of unit(s) # 1 should be removed.

DUCT SYSTEMS, CHASES, AND VENTS

A metal vent pipe is laying across a supply air duct in the attic, which has caused an excessive bend. Recommend to improve for air flow.

A disconnected vent pipe was found in the upper attic. It appears that this vent is not in use. However, it is recommended that it be verified that this vent is no longer in use or needed as I cannot locate the point of termination.

The return air filter(s) is dirty and need(s) to be changed.

Loose plenum tape and connections were noted at the systems. A licensed HVAC contractor should be consulted to seal all voids at the systems and ducts.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Master Bathroom

The handheld valve cap is loose at the tub.

Front Middle Second Floor Guest Bathroom

The toilet is flushing slowly in the bathroom at the time of the inspection. Improvements in the tank mechanisms is recommended.

DRAINS, WASTES, AND VENTS

Exterior

A damaged plumbing vent was found on the left side of the roof covering.

Master Bathroom

The stopper is not functioning properly at the bathroom sinks.

The bar sink, the counter sinks, the tub and the shower are draining slowly. It is suspected that the waste piping is obstructed. Further investigation is needed.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

A disconnect bathroom exhaust vent was found in the upper attic.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

There is no sprinkler coverage in the backyard.