



## HOUSE INSPECTION SERVICES

"Know What You're Buying"

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214-243-5676

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TREC# 9986, SPCS CA#559963

### PROPERTY INSPECTION REPORT



Report prepared exclusively for: Sample Inspection Report

Date: 03/11/2019

Address: 0000 Sample Report Way, Dallas, TX, 75000



## PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Inspection Report  
(Name of Client)

**Concerning:** 0000 Sample Report Way, Dallas, TX 75000  
(Address or Other Identification of Inspected Property)

**By:** Greg House, Lic #TREC #9986, SPCS #559963 10/23/2018  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, 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 they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.**

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**  
**Agreements & Limitations**

**SCOPE OF INSPECTION:** This Inspection Report was written in accordance with the Standards of Practice 535.227-535.233 of the Texas Real Estate Commission (TREC).

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 specified in the TREC Standards of Practice. The Inspector will not disassemble items at the property. Inspector will not remove or damage walls, floors, wall coverings, floor coverings, or other obstructions. For example, furniture, rugs, paintings, or other furnishings will not be moved.

House Inspection Services PLLC (HIS) is a general real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. There is no responsibility expressed or implied for latent defects, future performance of any items or for defects not reasonably observable at the time of inspection. *Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation is by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. Client acknowledges that the Inspector performs a general inspection, and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.*

HIS does not inspect for building codes, soil analysis, and adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. The inspection and Inspection Report do not address, and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon, and contaminants in soil, water, or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood Destroying Insect Report prior to closing.

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items at the property inspected. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Home Warranty or Insurance Underwriting purposes.

**HOME INSPECTION AGREEMENT:** Client acknowledges that this Inspection Report is subject to all the terms and conditions of the previously executed Home Inspection Agreement, signed by the Client, including specifically and without limitation the provisions of such Home Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney's Fees, and Exclusivity.

**THIS REPORT IS PREPARED FOR THE EXCLUSIVE USE BY THE "CLIENT". THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT. THIS REPORT IS NOT TRANSFERABLE FROM "CLIENT" NAMED IN REPORT.**

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Faces: South

Weather Conditions: Partly Cloudy

Structure Was: Single Story

Outside Temp: Above 60' F

Parties Present: Client & Client's Agent

Property Was: Vacant with stored items

Report #: 20181023-01

I=Inspected

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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Concrete Slab-On-Grade

#### Comments:

*Foundation Access Method:* Slab on grade foundation by design at property, visual exterior and interior inspection only. No crawlspace at slab by design.

*The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. Expansive soils, drainage, weather conditions, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur.*

Unknown if previous foundation repairs have been completed on this property. Recommend consulting with owner/seller regarding any previous foundation work completed, and any completion of an Engineer's report. In addition, plumbing supply line testing, along with plumbing drain line inspection by licensed and qualified professionals are recommended with foundation repairs. Recommend consulting with seller regarding scope of any work that may have been completed, and any follow-up inspections done. Please note, hydrostatic testing requires seller approval per current TREC, one to four family property contract guidelines.

#### **DEFICIENT ITEM(S): FOUNDATION**

- Recommend that the foundation be inspected by a professional engineer licensed by the State of Texas to determine the exact type and extent of foundation movement present. These specialists can give precise data regarding the amount of movement, and make recommendations regarding corrective measures that may be needed.
- The foundation has signs of movement that appear to be beyond normal. Evidence of this movement includes: exterior separations, cracks in exterior cladding, sloping of floors, interior drywall cracks (walls, ceilings), door performance, framing separations/damage in attic. Specific evidence for this inspected property will be itemized in each specific category (ex.- walls, doors).
- Observed trees and/or large shrubs located unusually close to the foundation edge. This may have an adverse affect on the performance of the foundation, as well as possibly damage roof, gutters, etc. in the future.

### B. Grading and Drainage

#### Comments:

*Type(s) of Drainage:* Grade, Partial Guttering, Sub-surface

*The inspector's opinion is based on visual observations of accessible and unobstructed drainage characteristics and components at the time of the inspection. Sub-surface drains cannot be inspected for condition or performance due to being obstructed. Proper drainage is generally defined as grass and landscaping in place in such a way as to move water away from foundation, and not having negative slope, low spots, high soil lines, or flat areas that may allow water to pond/pool next to foundation.*

Note - Sub surface drains present at property. Confirming performance of sub surface drains is beyond the scope of this inspection (below soil). Recommend routine cleaning maintenance of drain covers and/or gutter downspout to ground connections, and monitoring of drains after heavy

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rains to ensure proper performance.

**DEFICIENT ITEM(S): GRADING AND DRAINAGE**

- Recommend further evaluation by drainage specialist to determine the type and extent of corrective measures needed.
- Observed negative drainage slope (moves water toward structure) at all sides side of foundation area. This may cause water to drain toward property, causing excessive moisture conditions in soil. Excessive moisture around foundation may affect foundation performance or cause high soil lines. In severe conditions, negative slope and high soil lines combined may allow for water intrusion into the property.
- The foundation soil line is too high at all sides of property. Current standards call for at least 6+ inches of foundation slab or beam wall exposed below bottom of exterior wall (brick, stone, etc.). High soil lines may cause moisture retention in exterior walls, and are conducive for possible WDI infestation if they are up to, or covering, exterior cladding (brick, siding, weep holes, etc)..
- The front planter bed(s) of exterior has low spot area that may pond water and not properly drain. This area may need landscaping maintenance to allow for proper drainage of water.
- Gutters are full with debris at some locations, and are in need of routine cleaning.
- The gutter downspout is not properly secured to the structure at the front side.
- The drainage around property does not meet current residential code and/or construction standards. Some or all areas around property do not have 6" of fall over 10' span from edge of foundation, or do not have drains/swales installed to ensure proper drainage. In addition, any gutter systems present should have 5' downspout extensions to help carry water away from structure. Recommend monitoring these areas over time to ensure water is not ponding/standing near structure.

Negative slope around property.



Negative slope, ponding areas.



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Negative slope around property.



High soil lines around property.



**C. Roof Covering Materials**

*Types of Roof Covering:* "Plastic" Type/Faux Slate Tile

*Viewed From:* Viewed roof from ladder around perimeter of structure.

**Comments:**

*The inspector's opinion of the roof covering materials is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Inspector will make a best effort to access, view, and inspect the roof area and materials. Restrictions to roof access may include the access height and/or slope of the roof structure, roofing material type present, and any safety concerns present. Life expectancy and insurability of roof is beyond the scope of this inspection.*

Due to roofing materials used on property (plastic tiles), roofing could not be walked on due to potential damage that would be caused. These areas were inspected by use of binoculars and/or ladder around perimeter of structure. Not all areas of roofing surface could be observed due to angles, property lines, tree obstructions, etc. If you have concerns regarding the condition of the roof material, it is recommended to have roof evaluated by qualified roofing company.



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**DEFICIENT ITEMS: ROOF COVERING.**

- Recommend consulting with a qualified roofing contractor to fully evaluate and determine the type and extent of repairs that may be required.
- The front covered drive roof edge has direct contact with tree. Tree is pushing roof tiles.
- The front roof ridge line edge appears to have damaged tiles.
- The faux (plastic) roof tile material has unusual curling and lifting at multiple locations around property. This may be due to roof heat load, and absence of upper attic ventilation (see Attic section of report).
- Improper flashing installation observed. The flashing bottom edges should be free from shingles to allow water to properly run off. Shingles should cover the top and most of the sides only.
- Observed signs of water penetration/staining at the roof decking at various roofing areas. It is unknown if this is from previous or ongoing leakage.
- No side wall (kick-out) flashing observed at roof termination points at side wall locations or wall intersections as required since 2009. This may allow for moisture penetration at exterior walls.
- Tree limbs are in contact, or are too close to roof surface. Trees should be trimmed at least 5 feet away from roof surface.
- No cricket (saddle) in place on chimney wider than 30 inches (small drainage roof now commonly installed behind chimney to move water around chimney).

Tree in contact with roof at front.



Damaged tile at front ridge.



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Unusual warping, lifting of material.



Improper installation at flashings.



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**D. Roof Structures and Attics**

*Viewed From:* Entered attic and performed a visual inspection. NOTE - Areas where decking is not present, or where physical egress may result in accidental/incidental damage were not physically accessed. Best effort is made to view all areas possible with flashlight. Not all areas of attic/roofing space and materials may have been visible at time of inspection.

*Approximate Average Depth of Insulation:* 2-4 inches, 4-6 inches, Loose fill fiberglass

**Comments:**

*Approximate Average Thickness of Vertical Insulation:* 2-4 inches of batt insulation.

*Attic Ventilation:* Gable Vents

*Type of Framing:* Conventional.

*The inspector's opinion of the roof structures and attic is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Attic space may have inherent obstructions to visual inspection, such as safe walking area, roof clearances, equipment, etc.*

The property appears to have undersized purlins/attic framing (2x4 wood). This appears to be by original design of the property. Recommend monitoring over time for any performance concerns.

Property appears to have minimal amounts of attic insulation as compared to more current standards. Improvement of attic insulation can increase energy efficiency and comfort of property. Insulation type and amount present may have been proper for age of property.

**DEFICIENT ITEM(S): ROOF STRUCTURE AND ATTIC**

- Recommend attic area be evaluated by qualified framing professional/general contractor.
- Recommend consulting with licensed and qualified attic ventilation and/or insulation specialist.
- The left property attic has cracked/damaged vertical roof support. This may be due to previous foundation movement..
- The attic has no high ventilation (turbines, static vents, ridge vents). This may decrease attic ventilation, and increase heat load during warmer months.
- Observed attic insulation in contact with exhaust flue at the water heater(s). Current standards would call for 2" clearance between metal exhaust flue and insulation materials.
- Observed evidence of pest entry/activity in attic area. Evidence includes presence of baits, traps. Pests have been known to damage attic components.

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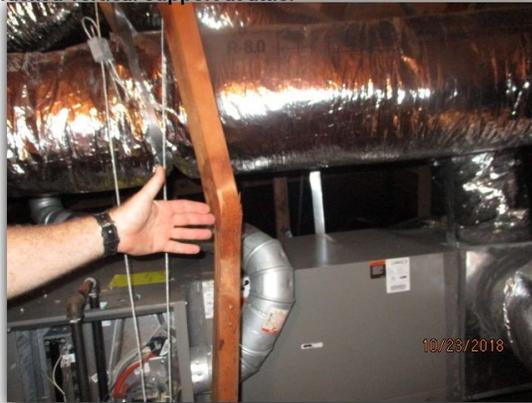
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Cracked vertical support at attic.



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

**Comments:**

*Type of Exterior Walls:* Brick, Wood Siding, Wood Trim

*Type of Wall Structure:* Wood framing

*The inspector's opinion of interior and exterior walls is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Not all interior or exterior walls may be visible/accessible as they may be obstructed by furniture, stored items, paneling, wall coverings, wall paper, heavy foliage, etc.*

The property inspected does have the possibility of containing lead based paint. Homes built prior to 1978 are likely to contain lead-based paint, and homes built prior to 1950 are even more likely to have lead-based paint. The only sure way to determine if your home has lead-based paint is to have it tested by a certified lead inspector or risk assessor. For more information, please visit <http://www.dshs.state.tx.us/elp/homeowner.shtm>. For a list of certified Inspectors and Risk Assessors you may go to <http://www.dshs.state.tx.us/elp/locate.shtm>, or contact the Texas Department of State Health Service, Environmental Lead Program at (512) 834-6787 ext. 2434 or 1-888-778-9440.

**DEFICIENT ITEMS(S): WALLS (Interior & Exterior)**

- Observed evidence of growth of unknown organism at the master bedroom wall. Infrared inspection at this area showed evidence of active moisture content in master bedroom wall and door area. Recommend this condition be evaluated by a licensed and qualified environmental services company (mold assessment technician) to determine the nature of this substance, and to advise regarding the correction of this condition.
- Observed exterior separations at front porte-cochere. These appear to be beyond normal to routine settling or seasonal movement.
- Significant brick cracking noted at front entry, front left corner, left, right. These appear to be beyond normal settling/seasonal movement.
- The interior walls (drywall) have significant cracks at various locations of property. This may be due to foundation movement at property.
- Area of wood rot was observed at, but may not be limited to, the following location(s): back garage trimmers, front decorative timber ends at porte-cochere.
- Observed green/dark color staining on exterior wall(s) at the back area. This is an indicator of consistent moisture, and may lead to water penetration.
- Did not observe the proper number of weep holes installed at exterior walls per current

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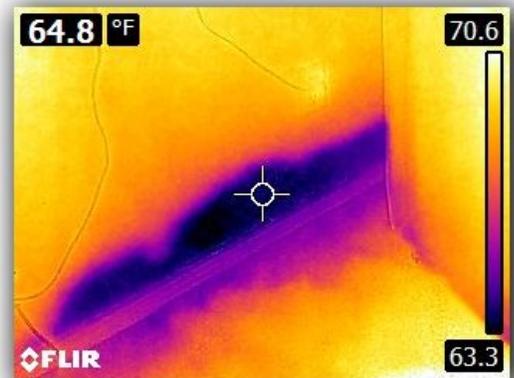
D=Deficient

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requirements. Current standards call for weep holes to be present and spaced at a minimum of 33" apart. This may be by original design of the property.

- Did not observe weep holes present at metal/iron brick lintels around property (over doors, windows, garage, etc). This may be by original design of the property. Current construction standards would include these weep holes to allow for better evaporation and/or drainage of moisture at masonry exterior surfaces.
- The exterior sidings and trims around property have evidence of significant weathering and deterioration. Missing, flaking, or fading paint, along with deterioration of surfaces can be seen at multiple locations. Recommend these surfaces be properly painted and caulked.
- Windows, doors, siding joints are in need of routine caulk maintenance. This condition should be improved to help prevent weathering/water intrusion at these locations.
- Observed siding edges installed without proper clearances from patio/flatwork surfaces (1.5"-2") as current standards would now require. This may be by original design of the property.
- Observed siding edges installed without proper clearances from roof material surface (1.5"-2") as current standards would now require. This may be by original design of the property.
- The game room wall has staining on fabric wall material for unknown reason.

Infrared- Organism growth, moisture at master bedroom wall



Infrared - moisture at master bed wall.



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Separation at porte-cochere



Cracking around property.



Cracking around property.



Interior drywall cracking.



**F. Ceilings and Floors**

**Comments:**

*The inspector's opinion of the ceilings and floors is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Not all interior floors may be visible/accessible as they may be obstructed by furniture, stored items, floor coverings, etc.*

**DEFICIENT ITEM(S): CEILINGS AND FLOORS.**

- Recommend consulting with licensed flooring contractor for evaluation and estimation of any necessary repairs to flooring and/or framing.
- The interior floors along back patio area have evidence of moisture penetration. Efflorescence is present at tile surfaces. Infrared inspection at these location indicate moisture content at these locations.
- The master bedroom carpeting has evidence of moisture penetration/staining along back patio area.
- Observed ceiling stain at the bedroom hallway and water heater. Unknown if this is from a previous or ongoing leak.
- Observed noticeable slope on floors at some areas of interior. Areas include various locations of property
- The infrared inspection of interior ceilings showed section of missing/thin insulation at the family room, game room. This may affect energy efficiency somewhat.
- The interior ceilings (patched drywall) have cracks at some locations around property. These

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may be evidence of previous foundation movement.

Infrared- Efflorescence. Evidence of active moisture.



Infrared- Efflorescence. Evidence of active moisture.



Infrared - random insulation voids. Game room.



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

**Comments:**

*The inspector's opinion of door conditions and operation is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

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*Note: Inspected property may not have automatic door closer mechanism (spring hinge) at garage interior entry door. Current standards call for a door closer at any garage entry location into residence. This may have not been required at the time of the construction of the property, or may not be required per local city ordinances.*

**DEFICIENT ITEM(S): DOORS (Interior & Exterior).**

- Door is binding at the frame at the jack-n-jill bath, bedroom bath, master bathroom closet. This is an indicator of possible previous foundation movement at property.
- Door is not latching at the following location(s): garage entry. Strike plate may be out of adjustment, or door handle hardware may not be functioning properly.
- The front bedroom patio sliding glass door is off track, and difficult to open/close.
- The family room patio door has wood rot at the door frame.
- The front entry deadbolt does not properly "throw", or move into "locked" position. Door and/or strike plate may be out of alignment to allow door to fully lock.
- Exterior exit door at the garage entry is hollow core, and not steel or solid wood as would now be installed.
- No evidence of safety (tempered) glass in the door at front bedroom and back patio doors. This is considered a hazardous location. See **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES** listed in preamble of report.
- The front entry door has multiple strike plates installed. This is an indicator of previous foundation movement.

**H. Windows**

**Comments:**

*Type of Windows: Metal*

*Type of Glazing: Single Pane*

*The inspector's opinion of window conditions and operation is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Weather conditions, humidity, temperatures, and other factors may affect visual inspection of double paned windows for thermal seal failure.*

All accessible windows are opening and closing.

**DEFICIENT ITEM(S): WINDOWS.**

- Some bedroom window sills should not be higher than 44" from finished floor per IRC 310.1, and common building standards. These type window designs may have been accepted when home was built.
- Window screens are missing/not installed at some locations.

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

**Comments:**

*The inspector's opinion of the condition of stairways, handrails, and guardrails is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

Property does not have interior stairway installed.

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**J. Fireplaces and Chimneys**

**Comments:**

Location/Type of Fireplace(s): Family Room / Masonry,  
Game Room / Masonry

*The inspector's opinion of the condition and operation of fireplace(s) and chimney(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Not all internal components of the fireplace and chimney are readily accessible by design. It is recommended to have the fireplace/chimney inspected and/or swept by a professional chimney sweep on an annual basis. For more information, please visit the Consumer Product Safety Commission at [www.cpsc.gov](http://www.cpsc.gov), or visit the Chimney Safety Institute of America at [www.csia.org](http://www.csia.org).*

Unable to fully inspect chimney location(s) due to no roof access at this area. Chimney was viewed with binoculars during roof inspection from ground level. Not all areas of chimney are visible.

The chimney does not have a chimney crown as would now commonly be installed. The chimney crown is a metal "topper" that prevents rain and moisture from entering chimney, and also acts to "knock down" any sparks that may escape.



**DEFICIENT ITEM(S): FIREPLACE / CHIMNEY.**

- The fireplace has amount of soot present. Fireplace may be in need of routine cleaning.
- The back side of the firebox opening/brick lintel is not properly sealed with high temp caulking. Opening is present along brick edge, which may allow for entry of sparks.
- Observed cracks in the masonry firebox walls. **It is recommended that these be repaired by qualified fireplace/chimney professional prior to use.**
- The game room fireplace still has paper tag on damper. Recommend removal prior to use.

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Gap at brick lintel.



Paper tag in place.



**K. Porches, Balconies, Decks, and Carports**

**Comments:**

*The inspector's opinion of porches, decks, balconies, etc, is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

*For safety reasons, decks, balconies, and stairs should be checked routinely for loose boards, screws, nails, etc. All cement slabs will have shrinkage type cracks throughout the property. Not all are visible due to floor coverings, rugs, carpets, etc. Shrinkage cracks are considered routine to the nature of concrete, and will generally be less than 1/8 diameter, with no real depth.*

*Driveway automatic gates, fish or decorative ponds, removable grills, small "store bought" plastic pools, and makeshift sprinkler systems are not part of this inspection. Fencing at the property is inspected for general condition, functionality, and possible safety concerns.*

**DEFICIENT ITEM(S): PORCHES, BALCONIES, DECKS, AND CARPORTS.**

- The front driveway, back driveway, entry patio at property have shifted somewhat. Recommend caution at these areas as this may be a trip hazard. Cracks may need to be sealed to prevent weather penetration.
- The front left bedroom patio iron gate is not properly attached. Iron gate door is loose.

**L. Other**

**Comments:**

Counter Tops & Cabinets:

*The inspector's opinion of counter tops and cabinets is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. A representative sampling of cabinets are inspected during the course of the inspection. Cabinets are opened at all sink/bath locations, in addition to gas cook top locations, as part of the inspection of that equipment (drains, gas lines, etc). A random sampling of cabinet doors and drawers is conducted through the course of the inspection for general operation and condition only. Age and wear should be taken into account by the client in rendering their own opinion regarding these items.*

Counter tops were found to be in reasonable condition at time of inspection.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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Cabinets, cabinet doors, and drawers were found to be in reasonable condition at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Comments:**

*Main Panel Location:* Main Panel - Bedroom Closet

*AFCI's Located At:* None in place.

*Main Panel Amperage:* 200 Amps per panel

*Main Panel Manufacturer:* General Switch Company

*Electrical Service Entry Location:* Right side property. Exterior wall, underground service.

*Gas System Bonding Method:* Bonding wire observed at furnace(s)

*The inspector's opinion of the service entrance and panels is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Arc-Fault breakers, if present, are tested by depressing the "test" button at the breaker location for vacant or "staged" properties only. Arc Fault breakers are not tested at occupied properties due to potential for property damage. For occupied properties, client is recommended to manually test arc-fault breakers at first reasonable opportunity. Inspection of grounding/bonding system at property are based on visible and accessible areas. The completeness and effectiveness of grounding/bonding system at property cannot be verified by a visual inspection only. When conditions permit, the panel cover is removed for visual inspection of the panel interior. Determination of present or future sufficiency of service capacity, amperage calculations, or voltage drop calculations is beyond the scope of this inspection.*

Note - Arc-fault circuit interrupting (AFCI) devices were not observed in the panel box. This may be by original design and construction of property, or by standards and requirements at time of panel installation. AFCI's were first required in bedrooms in January 2002. Various code requirement updates have occurred since 2002. Starting in January 2014, Combination AFCI's were required in all 15-20 amp circuits. An arc fault is an unintended arc created by current flowing through an unplanned path (ex.-electricity jumping from damaged wire). AFCI's are designed to detect arcing and trip off the breaker. For more information on this product, please go to [www.afcisafety.org/qa.html](http://www.afcisafety.org/qa.html).



**DEFICIENT ITEM(S): SERVICE ENTRANCE & PANELS**

- Recommend having the electrical panel checked by a qualified, licensed electrician.
- The main panel has GFCI breaker(s) that are not tripping with test button.
- The exterior ground rod connection is broken/not attached.
- Infrared inspection of main panel showed breaker with unusual amounts of heat at breaker(s)

I=Inspected

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NP=Not Present

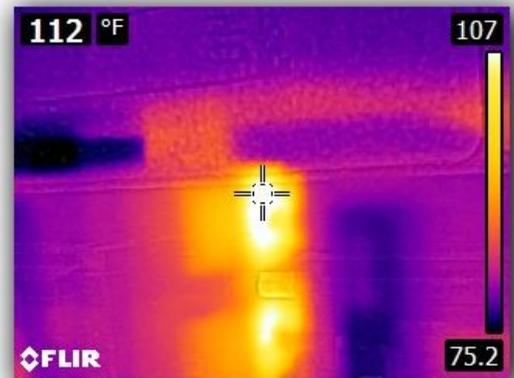
D=Deficient

I NI NP D

and/or wiring connections. Noticeable difference compared to other locations and ambient temperatures was evident.

- No main disconnect observed in the left electrical panel as would now commonly be installed. Panel appears to have 200A main service, but no disconnect breaker installed.
- Observed varying, mismatched manufactured breaker(s) in panel(s) for unknown reason. Current standards call for breaker brands that are listed and labeled for the specific panel present.
- The panel is located in what is now considered to be a deficient location (closets because of accessibility, bathrooms due to moisture). More recent codes require placement in a more standardized, accessible, and conspicuous location (such as garage or exterior).
- The panel cover circuit locations are not completely marked. Unable to verify breaker service locations, and may be unable to confirm correct amperage breaker(s) installed for cooling system condensers.
- The main panel was found to have obstructed clearances at time of inspection (i.e.- shelving, work bench, location adjacent to wall, etc.). Current standards call for panel cover area to have clearance of 36" depth (in front), and 30" width (side to side).
- The panel cover was found missing, or mounted with improper/pointed type screws. 1 blunt tip mounting screws are needed.
- Observed wires entering the panel without clamps or protective conduit.
- The pool GFCI breaker was found in "off" position at time of inspection for unknown reason.

Infrared - unusual warming at breaker to bus bar.



Infrared - unusual warming at breaker to bus bar.



I=Inspected

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I NI NP D

Exterior ground wire not connected.



GFCI breaker not trip.



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

Type of Wiring: Copper

**Comments:**

GFCI's Located At: None working.

Smoke Alarms Located At: Bedroom hallways

*The inspector's opinion of the branch circuits, connected devices and fixtures is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Some areas of property may not be readily accessible or visible, and not all outlets, switches, etc may be tested at time of inspection due to occupancy, stored items, staged homes, etc. "Invasive testing" or disassembly of circuits or devices is beyond the scope of this inspection (i.e.- removing receptacles/switches from wall, shutting off breaker(s), etc.). Amperage calculations and voltage drop testing of circuits/wiring is beyond the scope of this inspection.*

*Lights and equipment activated by controlled energy management systems, photocell switches, or low voltage systems at property (i.e.-intercom systems, phone, CATV, alarm systems, etc) are beyond the scope of this inspection. Landscape and/or exterior low-voltage ground lighting are beyond the scope of this inspection. Heated flooring systems are beyond the scope of this inspection. Remote controlled equipment, such as ceiling fans, may not be inspected if remote is not readily available at time of inspection. It is recommended to consult with owner, seller, builder, or manufacturer of such systems for review of system(s) usage, operation, and proper maintenance.*

*According to the National Fire Protection Association, almost two-thirds of home fire deaths result in properties without working smoke alarms. Also, carbon monoxide detectors are recommended for properties with gas supply systems and/or attached garages. It is recommended to have a carbon monoxide detector installed in property at waist level or below, even if one is installed at ceiling level. Carbon monoxide is heavier than air, and will sink. For more information regarding fire safety, please see the following websites: [www.usfa.fema.gov](http://www.usfa.fema.gov), [www.nfpa.org](http://www.nfpa.org), and [www.cpsc.gov](http://www.cpsc.gov).*

Property does not appear to meet current requirements for number/location of outlets (6x12 rule). This appears to be due to age of property, and per original design.

Property kitchen does not appear to meet current requirements for number/location of outlets

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(24"x48" rule). This may be due to age of property, and per original design.

**DEFICIENT ITEM(S): CONNECTED DEVICES & FIXTURES**

- Recommend having the distribution wiring further evaluated by a qualified, licensed electrician due to the number of electrical problems and/or potential severity of electrical problems.
- No working Ground Fault Circuit Interrupter (GFCI) receptacles in place at property as would now commonly be installed at "wet" areas. These areas include kitchens, bathrooms, exterior, garages, disposal(s), wet bar (if present), dishwasher, utility/washer area. This is considered a safety concern. For more information on GFCI receptacles, please go to [www.cpsc.gov/PageFiles/118853/099.pdf](http://www.cpsc.gov/PageFiles/118853/099.pdf).
- Receptacle(s) with open ground connection found at the master bedroom. See sticker dot(s).
- Receptacle(s) with hot/neutral reversed connection found at the back left bedroom. See sticker dot(s).
- The garage interior have faulty wall switch.
- The family/living room floor plugs have missing covers. Some cover present do not open.
- No smoke alarms are in place at some or all bedroom locations. Current standards call for inter-connected smoke detectors in all bedroom locations, adjacent hallways, and one per floor of multi-story structures. See the IRC R314.3.1 for more information. Alarms may not have been required in all these locations when the property was built. See **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES** listed in preamble of report.
- Smoke detectors at property do not appear to be inter-connected, and will only activate individually. Current standards call for inter-connected smoke detectors in all bedroom locations, adjacent hallways, and one per floor of multi-story structures. See the IRC R314.3.1 for more information. This may be by original design of the property.
- Did not observe carbon monoxide detector installed as part of smoke detector/fire safety system as would now commonly be installed. This may be by original design of the property.
- The light fixtures have open bulbs present at various locations (i.e. - closets, pantry, exterior etc), and do not have proper fixture covers in place. Current standards call for lights to have covered fixtures.
- Some lights not responding at time of inspection. Recommend replacing bulbs and rechecking.

I=Inspected

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of Systems: 2- Zoned Forced Air Furnaces.

Energy Sources: Gas

#### Comments:

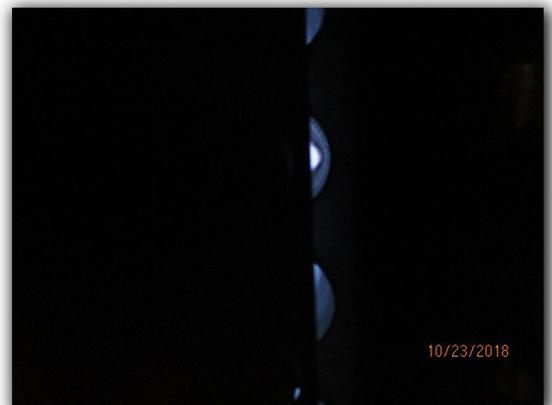
*The inspector's opinion and operation of the heating equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

*It is recommended to have the heating system completely serviced before each heating season. Air filters should be changed at regular intervals. Checking humidifiers, and air flow (CFM) is beyond the scope of this inspection. When heat pump units are present, only the Emergency Heat mode (EM Heat) is tested when exterior ambient temperatures are 70°F or higher per the TREC Standards of Practice. Inspection of gas heat exchanger and/or electric heating coil that requires disassembly of the heating unit, is beyond the scope of this inspection, and would require a licensed and qualified HVAC technician. Homeowners are recommended to reference [www.hvacrecalls.com](http://www.hvacrecalls.com) for any current recall information for their particular equipment.*

Gas heating unit(s) responded to control, and are producing temperatures over 100 degrees at supply registers.

Note - Property HVAC system appears to have mixed equipment. Portions of equipment appear to have been replaced. Confirming compatibility of equipment is beyond the scope of this inspection. Recommend consulting with owner/seller regarding history of equipment.

Note - Furnace unit(s) appears to be an older unit. While the unit appeared to be operational at time of inspection, all equipment has a functional life span. Recommend referencing model number on manufacturer website to confirm manufacture date of unit, and manufacturer's recommended duty cycle.



I=Inspected

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NP=Not Present

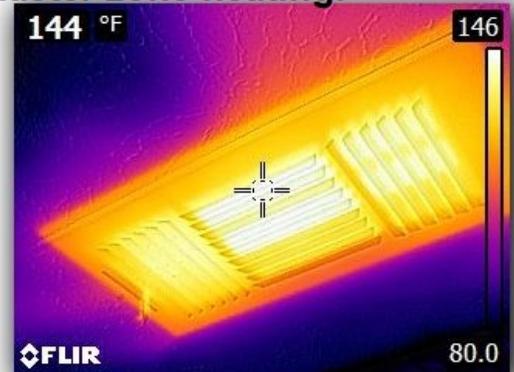
D=Deficient

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### Family zone heating.



### Master zone heating.



### DEFICIENT ITEM(S): HEATING EQUIPMENT

- The flexible gas supplying the furnace is not stubbed with black pipe into cabinet. It is possible for the vibration of the cabinet to slice or damage flexible gas lines. Also, current standards call for free/clear access to both ends of flex line connections.
- The gas shutoff valve for the furnace(s) is damaged..
- The master zone furnace cover is missing mounting screw. Due to condition of equipment, cover was not removed at this unit.
- The family room zone exhaust flue runs downhill in attic. This may prevent full exhaust of combustion air.
- The heater exhaust flue does not have the proper clearances from combustibles (roof decking and/or wood shingles) at the roof penetration. A minimum 1" clearance is current standard.
- The exhaust flue has foil tape in place at some locations. This may have been used to help secure flue pipe connections. Foil tape is not temperature rated for this application.

Older unit. Master zone. Gas line through cabinet.



Cover missing screw.



I=Inspected

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D=Deficient

I NI NP D

Exhaust touch roof.



Left zone exhaust run downhill.



**B. Cooling Equipment**

Type of Systems: 2- Zoned Forced Air Systems / Electric

**Comments:**

*The inspector's opinion and operation of the cooling equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

*It is recommended to have the cooling system completely serviced before each cooling season. Use of gauges or equipment to check coolant (freon) levels is beyond the scope of this inspection. Cooling equipment is not operated when the outside temperature is below 60°F per TREC Standards of Practice. Homeowners are recommended to reference [www.hvacrecalls.com](http://www.hvacrecalls.com) for any current recall information for their particular equipment.*

*Exterior service disconnect(s) dead front covers are removed to visually inspect wiring only when conditions are deemed safe to do so. Wiring covers may not be opened in rain conditions, or when disconnect(s) are obstructed, excessively rusted, or sealed/caulked to exterior walls.*

*Condenser unit(s) approximate mfg year: 2013, 2017*

*Condenser unit(s) approximate tonnage: 5 ton, Each unit*

*Note - Age and tonnage information is determined from visible label information on unit.*

The family room zoned cooling unit responded to control and provided temperature differential within the acceptable 15-22°F range. Supply air temp: 51. Return air temp: 71.

The master bedroom zoned cooling unit responded to control and provided temperature differential within the acceptable 15-22°F range. Supply air temp: 48. Return air temp: 68.

The infrared inspection of the cooling system service disconnect(s) did not reveal any unusual temperatures or abnormalities at time of inspection.

I=Inspected

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Infrared- service disconnects check ok.



**DEFICIENT ITEM(S): COOLING EQUIPMENT**

- Recommend that the HVAC system be fully inspected and evaluated by a licensed HVAC Technician.
- The master bedroom zone evaporator coil housing appears to be much older unit, and has evidence of organism or fungal type growth.
- The service disconnect has mis-matched wire sizing for unknown reason.
- The service disconnect for the a/c condenser unit(s) does not have proper clearances as would now commonly be installed. 30" side and 36" front clearance is not present. This appears to be by original design of the property.
- The condensing unit(s) is sitting on the ground and/or debris (leaves, mulch, etc). Unit should be elevated clear above ground, and on a stable platform to allow proper drainage and prevent premature rusting at the bottom of the housing.
- Did not observed locking freon caps in place at condenser freon lines as would now commonly be installed since 2009 per IRC M1411.6. These are recommended to be installed. Residential and multi-family properties may be subject to fines if absent. Only a licensed HVAC company may install or remove these caps.

Organism growth at evap housing?



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

**Comments:**

Type of HVAC Ductwork: Flex & Metal

I=Inspected

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NP=Not Present

D=Deficient

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*The inspector's opinion of the duct systems is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Temperature readings are checked at accessible vent registers for presence of air flow, consistency of temperature distribution, and cooling differential temperatures. Performance of property electronic or infrared filter system, "whole house" or "fresh air" ventilation system, if present, is beyond the scope of this inspection. Checking or confirming volume of air flow (CFM) is beyond the scope of this inspection.*

Relatively consistent temperature readings were detected at supply registers at time of inspection. Supply registers had air flow. Nominal temperature variances were present at vents. This is common due to duct sizing, distance from unit, etc.

**DEFICIENT ITEM(S): DUCT SYSTEMS, CHASES, AND VENTS**

- Observed discoloration/staining at the ductwork register cover at various locations of property. This may be due to high moisture conditions at the cover location (i.e. bathrooms). However, this may also be a sign of high moisture conditions from the cooling system. Duct may be a short run from HVAC unit, or cooling system may not be adequately removing moisture/humidity from air. It is unknown if this is some type of organism growth. **Client may wish to have evaluated by qualified environmental services company.**

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I NI NP D

#### IV. PLUMBING SYSTEM

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

*Location of water meter:* Unable to locate

*Location of main water supply valve:* Unable to locate

*Static water pressure reading:* 50-60 PSI at time of inspection

##### **Comments:**

*Number of bathrooms:* 4-1/2

*Gas meter / Gas shut off location:* Back of property at alley

*The inspector's opinion and operation of the plumbing supply, distribution, and fixtures is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

*Pipes (water and gas), plumbing equipment, and reservoirs concealed in enclosures, behind walls or cabinets, in slab, obstructed/inaccessible attic areas, underground, or hidden by personal items are not considered readily visible, and cannot be inspected for leaks or defects. Water purification systems are not inspected. Laundry connection faucets and drains of properties with washer/dryer appliances present are given a visual inspection only. Laundry connection faucets and drains of vacant properties may not be operated if condition of equipment indicates possibility of leakage or damage. Refrigerator water supply lines are not tested. Water supply shut off valves are not operated/tested due to potential for leakage or damage to property.*

*Hydrostatic testing, or any pressurized testing, of plumbing or gas systems is beyond the scope of this inspection per TREC. Hydrostatic testing can only be performed by a licensed plumber, and requires the authorization of the seller of the property in writing. For further information, it is recommended to consult with a licensed plumber and your agent/realtor.*

*Operational interior water fixtures are run for approximately 1 minute minimum to look for leaks.*

*With no water supply in use, the water pressure to the property registered between 40-80PSI. This is within the accepted range as per the TREC Standards of Practice.*

Pressure ok.



##### **DEFICIENT ITEM(S): WATER SUPPLY SYSTEMS & FIXTURES**

- The water meter could not be located at time of inspection. Unable to perform visual inspection of meter for evidence of water movement. Recommend consulting with

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

owner/seller regarding location of meter.

- The property water supply shut off valve was not located at time of inspection. Recommend consulting with seller regarding possible location of shut off. Courtesy shut off valve is designed for home-owner use in case of emergency.

**KITCHEN:**

- The sink lever control spins freely all the way around. Lever does not have "stop" position turning left or right.
- The sink vegetable sprayer only partially diverts water, and only has partial water pressure.

**MASTER BATHROOM:**

- The master shower tile has significant deterioration and separations. Due to condition, shower pan test was not performed.
- Hot and cold water supply connection(s) appear to be reversed at the tub/shower.

**BEDROOM BATH:**

- The shower diverter knob was not operational.
- The shower/tub drain stop lever at tub was not operational. Water continues to drain and/or lever does not pull upward.

**HALL BATHROOM:**

- Hot and cold water supply connection(s) appear to be reversed at the tub/shower.
- The shower/tub drain stop lever at tub was not operational. Water continues to drain and/or lever does not pull upward.
- Routine caulking or grout maintenance is needed for open seams, openings, or around controls at the tub/shower wall.

**JACK-N-JILL BATHROOM:**

- Routine caulking or grout maintenance is needed for open seams, openings, or around controls at the tub/shower wall.
- The shower/tub drain stop lever at tub was not operational. Water continues to drain and/or lever does not pull upward.

**WET BAR:**

- The cold water was barely operational for unknown reason.
- The faucet knobs are leaking at the counter top.
- The water supply lines have corrosion under sink area.

**EXTERIOR:**

- Exterior hose faucets (some/all) are not equipped with back-flow prevention devices as would now commonly be installed. Back-flow prevention ensure water only flows out, and cannot be siphoned backwards.
- The exterior hose spigot at the right hose spigot was found to have a leaking handle when in use.

Leakage at bar faucet.



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**B. Drains, Wastes, and Vents**

**Comments:**

*Drain, Waste, Vent Pipe Material:* Cast iron., PVC drains observed under sinks., Galvanized metal seen under sinks.

*The inspector's opinion of the drains, wastes, and vents is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Only visible and accessible waste lines are inspected. Clean out ports, areas inside or behind walls, and/or exterior underground drain lines are beyond the scope of this inspection.*

Water appeared to flow normally.

Observed some older type cast iron plumbing in place at the property. Cast iron plumbing has the potential to crack or separate, and leakage may not be visible. Due to age and nature of this material, it is advisable to have a drain line system inspection completed by a licensed and qualified plumbing company. Please note, hydrostatic testing requires seller approval per current TREC, one to four family property contract guidelines. Recommend regular observations of the visible plumbing for potential deterioration.

**DEFICIENT ITEM(S): DRAINS, WASTES, VENTS**

- **Recommend having the plumbing inspected/repaired by a qualified and licensed plumber.**
- Observed leak in the drain line at the jack-n-jill bath sink.

Drain leak under sink.



**C. Water Heating Equipment**

*Energy Sources:* Left Hall Closet, Gas  
Right Hall Closet, Gas

*Capacity:* Water Heater #1 - 50 Gallon  
Water Heater #2 - 50 Gallon

**Comments:**

*The inspector's opinion of the water heating equipment is based on visual observations of accessible and unobstructed areas of the equipment and structure at the time of the inspection. Client is advised to review any owners manuals or product information available regarding routine testing/maintenance of water heating equipment.*

I=Inspected

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D=Deficient

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**NOTE** - T&P (temperature and pressure) valve(s) are not operated during inspection on water heaters older than one year due to potential for damage to property and/or equipment. Inspector cannot confirm that T&P valves have been previously tested. T&P valves are recommended by manufacturers to be manually tested every 6 months to 1 year, depending on manufacturer, model, etc. T&P valves may need replacement periodically. If previous testing of the water heater T&P valve cannot be confirmed, it is recommended to contact a licensed plumbing contractor for an assessment to assure continuing safety. Failure to re-inspect could result in unsafe temperature or pressure build-up that can result in serious injury or death and/or severe property damage.

Water heater unit(s) approximate mfg year: 2002, 2010

**DEFICIENT ITEM(S): WATER HEATING EQUIPMENT**

- Recommend having the water heating equipment inspected/repaired by a qualified/licensed plumber.
- Gas leak was detected with TIF Combustible Gas Detector at the right hall unit pilot/temp controls.
- The water heater gas supply appears to have older type flex line installed (gray flex line). These are no longer in use, and may have been re-called. This appears to be by original installation at the property.
- Did not observe a "sediment trap" or "drip leg" pipe extension at the gas line connection to the water heater(s) as would now commonly be installed. This may have been approved at the time the property was built. A sediment trap is a small pipe extension installed at the low point of the gas line, after the shut off valve and before the unit.
- The T&P (temperature/pressure) discharge drain line lacks proper gravity drainage. The discharge drain line should run horizontally or downhill at all points.
- The T&P (temperature/pressure) discharge drain line is not terminated properly. Current requirements call for the drain line to run to the exterior of the property and terminate within 6" of the ground, with no contact with anything that would impede the discharge.
- Water supply connections and/or shut off valve at the unit have some rust and/or corrosion.
- The water heater exhaust flue does not have the proper clearances from combustibles (roof decking, framing, ceiling material, etc.). A minimum 1" clearance is the current requirement.
- The water heater closet appears to have improper combustion air (vent in door/wall). This may be by original design of the property. Current standards call for a lower and upper combustion air vents, with isolated piping routed to the attic, to allow for proper ventilation of the unit.
- The exhaust bonnet is somewhat offset at the left closet unit. This may allow for leakage of combustion gas.
- Water heater is located in an interior closet. Closet does not have a sealed/weather stripped, self closing door as would now commonly be installed.
- The exhaust flue has foil tape in place at some locations. This may have been used to help secure flue pipe connections. Foil tape is not temperature rated for this application.
- The T&P drain line present at water heater(s) has corrugated (flexible) type drain line present. Current standards call for smooth/rigid drain lines at these locations. This installation may be by original design of unit, or may have been approved at time of installation.

I=Inspected

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D=Deficient

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Old gas line. Gas leakage detected.



T&P runs uphill.



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**D. Hydro-Massage Therapy Equipment**

**Comments:**

*Pump Accessibility:* No Hydro-Therapy Tub Present

*GFCI Protection:* N/A

*The inspector's opinion and operation of the hydro-massage therapy equipment, if present, is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

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**E. Other**

**Comments:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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## V. APPLIANCES

### A. Dishwashers

#### Comments:

*The inspector's opinion and operation of the dishwasher(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Dishwasher(s) are operated in "normal" setting, with heat dry feature if possible. Condition of dishwasher(s), or leaks found during operation, may prevent full cycle of unit from being tested.*

Dishwasher appeared to operate correctly, went through full "normal" cycle, heating element operated, and tub was drained.



### B. Food Waste Disposers

#### Comments:

*The inspector's opinion and operation of the food waste disposer(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

The disposal operated without excessive noise or vibration, and no leaks or damages were observed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**C. Range Hood and Exhaust Systems**

**Comments:**

*Exhaust Type:* Down draft unit

*The inspector's opinion and operation of the range hood and exhaust is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

Range hood responded to all controls (speeds, settings, lights if present) and filters are in place.



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

**Comments:**

*Type of Cooking Appliance:* Cooktop - Electric & Single Electric Built-in Oven.

*The inspector's opinion and operation of the range(s), cooktop(s), and oven(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

*Burners at range or cooktop are inspected for response from controls. However, it is beyond the scope of this inspection to confirm calibration of range or cooktop burners to control settings.*

*Ovens are inspected for response in both broil and bake settings. Bake setting is tested at 350°F per inspection standards.*

The cook-top/range burner elements were operational at time of inspection. Oven unit(s) produced a reading between 325-375 °F when tested at 350°F. This is within the acceptable +/- 25°F range.

I=Inspected

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D=Deficient

I NI NP D



**DEFICIENT ITEM(S): RANGES/OVENS/COOKTOPS**

- The oven door hinges are damaged/worn. Door "sags" when fully open.

**E. Microwave Ovens**

**Comments:**

*The inspector's opinion and operation of the microwave oven(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Microwave ovens are not tested/checked for radiation leakage.*

The microwave unit(s) responded to control, and passed the water test. Note - performance of microwave(s) will vary depending upon various conditions such as age, wattage, etc.



**DEFICIENT ITEM(S): MICROWAVE OVEN**

- Observed interior microwave oven surface damage/deterioration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**F. Mechanical Exhaust Vents and Bathroom Heaters**

**Comments:**

*Types Present:* None in place

*The inspector's opinion and operation of the mechanical exhaust vents and bathroom heaters is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

No exhaust fan present at property by design. Operable windows present at some locations.

**DEFICIENT ITEM(S): MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS**

- No exhaust fan or operational window was present at some bathroom locations.

**G. Garage Door Operators**

**Comments:**

*The inspector's opinion and operation of the overhead garage door(s), mechanisms, and any mechanical openers is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Mechanical opener(s), if present, is tested from wall mounted activation button only. Remote controls are not tested/inspected.*

**DEFICIENT ITEM(S): GARAGE DOOR OPERATOR(S)**

- **Recommend garage door operator be inspected/repaired by qualified garage door technician.**
- The one car garage door was tested by hand (no opener present). Door began to bind, become out of square when opening.
- The garage door springs appear to be out of adjustment, or may be improper sizing. With door released from drive track, and opened approximately half way (zero balance position), door did not remain in static position. Door either continued to open by itself, or did not stay open.
- Manual locking mechanism is in place on garage door(s) with an automatic opener. Recommend removal or disabling the manual lock. If the manual lock is engaged, the door and/or opener can be damaged when activated. See **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES** listed in preamble of report.
- The edge-sensor reversing mechanism on the garage door did not automatically reverse the

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D=Deficient

I NI NP D

door with hand resistance to closing.

- The optical (infrared) reversing mechanism sensors on the garage door are mounted too high. Manufacturers typically recommend installation 6 inches above the garage floor.

1-car door began to bind when opening.



Manual lock.



**H. Dryer Exhaust Systems**

**Comments:**

*The inspector's opinion of the dryer exhaust system is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Laundry equipment is not moved to check vents and/or connections. Portions of dryer vent that are not readily visible due to being installed in walls, ceilings, or inaccessible attic areas are beyond the scope of this inspection.*

*It is recommended to have any interior/vertical dryer vent serviced and cleaned periodically. It is recommended to consult with the owner/seller regarding any service history.*

The dryer appears to be vented to the exterior.

**I. Other**

**Comments:**

*The inspector's opinion and operation of other built in appliances is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Other appliance equipment may include built in refrigerators, trash compactors, and whole house vacuum systems.*

*Free standing refrigerator(s), washer & dryer units, and other after-market equipment, such as wine refrigerators, ice makers, etc. is beyond the scope of this inspection. These items are not inspected or operated for condition or performance. It is recommended to consult with the owner/seller regarding any such equipment, if present, regarding any history of performance issues, owners manuals, service records, etc.*

Kitchen warming drawer was operational at time of inspection.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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NOTE - Bar area ice maker and fridge were found "off" at time of inspection. Recommend consulting with owner/seller regarding condition of this equipment.

I=Inspected

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D=Deficient

I NI NP D

## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

**Comments:**

*Backflow Preventer Location: Unable to locate*

*Number of Zones: 6*

*You can visit the following for information on efficient water usage & landscape management:*

*<http://www.txsmartscape.com> <http://urbanlandscapeguide.tamu.edu/waterwise.html>,*

*<http://www.texaswatersmart.com> and [www.wateriq.org](http://www.wateriq.org).*

*The inspector's opinion and operation of the landscape irrigation system is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Underground pipes, water lines, and valves are considered obstructed. Sprinkler systems are tested in "manual" or "test" modes only. Confirming programming of sprinkler control panel, or accuracy of panel settings is beyond the scope of this inspection. It is recommended for homeowner to periodically inspect sprinkler system performance and coverage. Adjustments to sprinkler system heads and spray patterns, system schedule and run times, etc may be needed over time.*

***DID YOU KNOW???*...that a sprinkler system can use over 30% of a homes annual water usage?** *House Inspection Services encourages all home owners to educate themselves on efficient watering practices. It is recommended that you visit your city or municipal website for important watering information.*

All visible stations responded to manual control and all visible watering areas of the lawn/landscape appear to be getting adequate coverage at time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**DEFICIENT ITEM(S): LAWN AND GARDEN SPRINKLER SYSTEM**

- Unable to locate sprinkler system back flow preventer/shut off valve controls. This unit may be hidden under soil or landscaping. Visual inspection of this unit could not be performed.
- Did not observe any type of rain sensor / freeze sensor at time of inspection. Sensor disables scheduled watering programs when it has been raining, or is in freezing temperatures.

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

*Type of Construction: Concrete*

**Comments:**

Pool/spa at property was not inspected. Client declined or did not request pool/spa inspection. Client is recommended to have pool inspected by licensed and qualified pool service company to ensure proper safety features are in place and operational, as well as condition of equipment and structure of pool.

**C. Outbuildings**

**Comments:**

*The inspector's opinion of the outbuilding(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Inspection of detached storage sheds (i.e.- store bought storage sheds, small wood storage structures, etc) is done as a courtesy for the client. Age and wear should be taken into account by the client in rendering their own opinion regarding these items.*

No outbuilding was present at the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Private Water Wells** (A coliform analysis is recommended)

Type of Pump: N/A

Type of Storage Equipment: N/A

**Comments:**

*Private water well systems are not included in this inspection. If present, it is recommended to have a qualified specialist perform an inspection of the well, along with a coliform analysis.*

**E. Private Sewage Disposal (Septic) Systems**

Type of System: N/A

Location of Drain Field: N/A

**Comments:**

*Septic waste systems are not included in this inspection. If present, it is recommended to have the septic system inspected by a qualified specialist.*

**F. Other**

**Comments:**

*The inspector's opinion and operation of any other optional system is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.*

No built-in outdoor cooking equipment present at property inspected.

## Summary of Deficient Items

Summary report is provided as a listing of "deficient items" only, and is not intended to be a full inspection report. Client is responsible for reading and reviewing the entire inspection report. In addition, it is highly recommended that Client consult and review this inspection report with a licensed Realtor. Client is responsible for determining, and for making their own decision, regarding the importance and/or priority of the information contained in this report.

### DEFICIENT ITEM(S): FOUNDATION

- Recommend that the foundation be inspected by a professional engineer licensed by the State of Texas to determine the exact type and extent of foundation movement present. These specialists can give precise data regarding the amount of movement, and make recommendations regarding corrective measures that may be needed.
- The foundation has signs of movement that appear to be beyond normal. Evidence of this movement includes: exterior separations, cracks in exterior cladding, sloping of floors, interior drywall cracks (walls, ceilings), door performance, framing separations/damage in attic. Specific evidence for this inspected property will be itemized in each specific category (ex.- walls, doors).
- Observed trees and/or large shrubs located unusually close to the foundation edge. This may have an adverse affect on the performance of the foundation, as well as possibly damage roof, gutters, etc. in the future.

### DEFICIENT ITEM(S): GRADING AND DRAINAGE

- Recommend further evaluation by drainage specialist to determine the type and extent of corrective measures needed.
- Observed negative drainage slope (moves water toward structure) at all sides side of foundation area. This may cause water to drain toward property, causing excessive moisture conditions in soil. Excessive moisture around foundation may affect foundation performance or cause high soil lines. In severe conditions, negative slope and high soil lines combined may allow for water intrusion into the property.
- The foundation soil line is too high at all sides of property. Current standards call for at least 6+ inches of foundation slab or beam wall exposed below bottom of exterior wall (brick, stone, etc.). High soil lines may cause moisture retention in exterior walls, and are conducive for possible WDI infestation if they are up to, or covering, exterior cladding (brick, siding, weep holes, etc)..
- The front planter bed(s) of exterior has low spot area that may pond water and not properly drain. This area may need landscaping maintenance to allow for proper drainage of water.
- Gutters are full with debris at some locations, and are in need of routine cleaning.
- The gutter downspout is not properly secured to the structure at the front side.
- The drainage around property does not meet current residential code and/or construction standards. Some or all areas around property do not have 6" of fall over 10' span from edge of foundation, or do not have drains/swales installed to ensure proper drainage. In addition, any gutter systems present should have 5' downspout extensions to help carry water away from structure. Recommend monitoring these areas over time to ensure water is not ponding/standing near structure.

### DEFICIENT ITEMS: ROOF COVERING.

- Recommend consulting with a qualified roofing contractor to fully evaluate and determine the type and extent of repairs that may be required.
- The front covered drive roof edge has direct contact with tree. Tree is pushing roof tiles.
- The front roof ridge line edge appears to have damaged tiles.
- The faux (plastic) roof tile material has unusual curling and lifting at multiple locations around property. This may be due to roof heat load, and absence of upper attic ventilation (see Attic section of report).
- Improper flashing installation observed. The flashing bottom edges should be free from shingles to allow water to properly run off. Shingles should cover the top and most of the sides only.
- Observed signs of water penetration/staining at the roof decking at various roofing areas. It is unknown if this is from previous or ongoing leakage.
- No side wall (kick-out) flashing observed at roof termination points at side wall locations or wall intersections as required since 2009. This may allow for moisture penetration at exterior walls.
- Tree limbs are in contact, or are too close to roof surface. Trees should be trimmed at least 5 feet away from roof surface.
- No cricket (saddle) in place on chimney wider than 30 inches (small drainage roof now commonly installed behind chimney to move water around chimney).

### DEFICIENT ITEM(S): ROOF STRUCTURE AND ATTIC

- Recommend attic area be evaluated by qualified framing professional/general contractor.

- **Recommend consulting with licensed and qualified attic ventilation and/or insulation specialist.**
- The left property attic has cracked/damaged vertical roof support. This may be due to previous foundation movement.
- The attic has no high ventilation (turbines, static vents, ridge vents). This may decrease attic ventilation, and increase heat load during warmer months.
- Observed attic insulation in contact with exhaust flue at the water heater(s). Current standards would call for 2" clearance between metal exhaust flue and insulation materials.
- Observed evidence of pest entry/activity in attic area. Evidence includes presence of baits, traps. Pests have been known to damage attic components.

**DEFICIENT ITEM(S): WALLS (Interior & Exterior)**

- Observed evidence of growth of unknown organism at the master bedroom wall. Infrared inspection at this area showed evidence of active moisture content in master bedroom wall and door area **Recommend this condition be evaluated by a licensed and qualified environmental services company (mold assessment technician) to determine the nature of this substance, and to advise regarding the correction of this condition.**
- Observed exterior separations at front porte-cochere. These appear to be beyond normal to routine settling or seasonal movement.
- Significant brick cracking noted at front entry, front left corner, left, right. These appear to be beyond normal settling/seasonal movement.
- The interior walls (drywall) have significant cracks at various locations of property. This may be due to foundation movement at property.
- Area of wood rot was observed at, but may not be limited to, the following location(s): back garage trimmers, front decorative timber ends at porte-cochere.
- Observed green/dark color staining on exterior wall(s) at the back area. This is an indicator of consistent moisture, and may lead to water penetration.
- Did not observe the proper number of weep holes installed at exterior walls per current requirements. Current standards call for weep holes to be present and spaced at a minimum of 33" apart. This may be by original design of the property.
- Did not observe weep holes present at metal/iron brick lintels around property (over doors, windows, garage, etc). This may be by original design of the property. Current construction standards would include these weep holes to allow for better evaporation and/or drainage of moisture at masonry exterior surfaces.
- The exterior sidings and trims around property have evidence of significant weathering and deterioration. Missing, flaking, or fading paint, along with deterioration of surfaces can be seen at multiple locations. Recommend these surfaces be properly painted and caulked.
- Windows, doors, siding joints are in need of routine caulk maintenance. This condition should be improved to help prevent weathering/water intrusion at these locations.
- Observed siding edges installed without proper clearances from patio/flatwork surfaces (1.5"-2") as current standards would now require. This may be by original design of the property.
- Observed siding edges installed without proper clearances from roof material surface (1.5"-2") as current standards would now require. This may be by original design of the property.
- The game room wall has staining on fabric wall material for unknown reason.

**DEFICIENT ITEM(S): CEILINGS AND FLOORS.**

- **Recommend consulting with licensed flooring contractor for evaluation and estimation of any necessary repairs to flooring and/or framing.**
- The interior floors along back patio area have evidence of moisture penetration. Efflorescence is present at tile surfaces. Infrared inspection at these location indicate moisture content at these locations.
- The master bedroom carpeting has evidence of moisture penetration/staining along back patio area.
- Observed ceiling stain at the bedroom hallway and water heater. Unknown if this is from a previous or ongoing leak.
- Observed noticeable slope on floors at some areas of interior. Areas include various locations of property
- The infrared inspection of interior ceilings showed section of missing/thin insulation at the family room, game room. This may affect energy efficiency somewhat.
- The interior ceilings (patched drywall) have cracks at some locations around property. These may be evidence of previous foundation movement.

**DEFICIENT ITEM(S): DOORS (Interior & Exterior).**

- Door is binding at the frame at the jack-n-jill bath, bedroom bath, master bathroom closet. This is an indicator of possible previous foundation movement at property.
- Door is not latching at the following location(s): garage entry. Strike plate may be out of adjustment, or door handle hardware may not be functioning properly.

- The front bedroom patio sliding glass door is off track, and difficult to open/close.
- The family room patio door has wood rot at the door frame.
- The front entry deadbolt does not properly "throw", or move into "locked" position. Door and/or strike plate may be out of alignment to allow door to fully lock.
- Exterior exit door at the garage entry is hollow core, and not steel or solid wood as would now be installed.
- No evidence of safety (tempered) glass in the door at front bedroom and back patio doors. This is considered a hazardous location. See **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES** listed in preamble of report.
- The front entry door has multiple strike plates installed. This is an indicator of previous foundation movement.

**DEFICIENT ITEM(S): WINDOWS.**

- Some bedroom window sills should not be higher than 44" from finished floor per IRC 310.1, and common building standards. These type window designs may have been accepted when home was built.
- Window screens are missing/not installed at some locations.

**DEFICIENT ITEM(S): FIREPLACE / CHIMNEY.**

- The fireplace has amount of soot present. Fireplace may be in need of routine cleaning.
- The back side of the firebox opening/brick lintel is not properly sealed with high temp caulking. Opening is present along brick edge, which may allow for entry of sparks.
- Observed cracks in the masonry firebox walls. **It is recommended that these be repaired by qualified fireplace/chimney professional prior to use.**
- The game room fireplace still has paper tag on damper. Recommend removal prior to use.

**DEFICIENT ITEM(S): PORCHES, BALCONIES, DECKS, AND CARPORTS.**

- The front driveway, back driveway, entry patio at property have shifted somewhat. Recommend caution at these areas as this may be a trip hazard. Cracks may need to be sealed to prevent weather penetration.
- The front left bedroom patio iron gate is not properly attached. Iron gate door is loose.

**DEFICIENT ITEM(S): SERVICE ENTRANCE & PANELS**

- **Recommend having the electrical panel checked by a qualified, licensed electrician.**
- The main panel has GFCI breaker(s) that are not tripping with test button.
- The exterior ground rod connection is broken/not attached.
- Infrared inspection of main panel showed breaker with unusual amounts of heat at breaker(s) and/or wiring connections. Noticeable difference compared to other locations and ambient temperatures was evident.
- No main disconnect observed in the left electrical panel as would now commonly be installed. Panel appears to have 200A main service, but no disconnect breaker installed.
- Observed varying, mismatched manufactured breaker(s) in panel(s) for unknown reason. Current standards call for breaker brands that are listed and labeled for the specific panel present.
- The panel is located in what is now considered to be a deficient location (closets because of accessibility, bathrooms due to moisture). More recent codes require placement in a more standardized, accessible, and conspicuous location (such as garage or exterior).
- The panel cover circuit locations are not completely marked. Unable to verify breaker service locations, and may be unable to confirm correct amperage breaker(s) installed for cooling system condensers.
- The main panel was found to have obstructed clearances at time of inspection (i.e.- shelving, work bench, location adjacent to wall, etc.). Current standards call for panel cover area to have clearance of 36" depth (in front), and 30" width (side to side).
- The panel cover was found missing, or mounted with improper/pointed type screws. 1 blunt tip mounting screws are needed.
- Observed wires entering the panel without clamps or protective conduit.
- The pool GFCI breaker was found in "off" position at time of inspection for unknown reason.

**DEFICIENT ITEM(S): CONNECTED DEVICES & FIXTURES**

- **Recommend having the distribution wiring further evaluated by a qualified, licensed electrician due to the number of electrical problems and/or potential severity of electrical problems.**
- No working Ground Fault Circuit Interrupter (GFCI) receptacles in place at property as would now commonly be installed at "wet" areas. These areas include kitchens, bathrooms, exterior, garages, disposal(s), wet bar (if present), dishwasher, utility/washer area. **This is considered a safety concern.** For more information on GFCI receptacles, please go to [www.cpsc.gov/PageFiles/118853/099.pdf](http://www.cpsc.gov/PageFiles/118853/099.pdf).
- Receptacle(s) with open ground connection found at the master bedroom. See sticker dot(s).
- Receptacle(s) with hot/neutral reversed connection found at the back left bedroom. See sticker dot(s).
- The garage interior have faulty wall switch.

- The family/living room floor plugs have missing covers. Some cover present do not open.
- No smoke alarms are in place at some or all bedroom locations. Current standards call for inter-connected smoke detectors in all bedroom locations, adjacent hallways, and one per floor of multi-story structures. See the IRC R314.3.1 for more information. Alarms may not have been required in all these locations when the property was built. See **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES** listed in preamble of report.
- Smoke detectors at property do not appear to be inter-connected, and will only activate individually. Current standards call for inter-connected smoke detectors in all bedroom locations, adjacent hallways, and one per floor of multi-story structures. See the IRC R314.3.1 for more information. This may be by original design of the property.
- Did not observe carbon monoxide detector installed as part of smoke detector/fire safety system as would now commonly be installed. This may be by original design of the property.
- The light fixtures have open bulbs present at various locations (i.e. - closets, pantry, exterior etc), and do not have proper fixture covers in place. Current standards call for lights to have covered fixtures.
- Some lights not responding at time of inspection. Recommend replacing bulbs and rechecking.

**DEFICIENT ITEM(S): HEATING EQUIPMENT**

- The flexible gas supplying the furnace is not stubbed with black pipe into cabinet. It is possible for the vibration of the cabinet to slice or damage flexible gas lines. Also, current standards call for free/clear access to both ends of flex line connections.
- The gas shutoff valve for the furnace(s) is damaged..
- The master zone furnace cover is missing mounting screw. Due to condition of equipment, cover was not removed at this unit.
- The family room zone exhaust flue runs downhill in attic. This may prevent full exhaust of combustion air.
- The heater exhaust flue does not have the proper clearances from combustibles (roof decking and/or wood shingles) at the roof penetration. A minimum 1" clearance is current standard.
- The exhaust flue has foil tape in place at some locations. This may have been used to help secure flue pipe connections. Foil tape is not temperature rated for this application.

**DEFICIENT ITEM(S): COOLING EQUIPMENT**

- **Recommend that the HVAC system be fully inspected and evaluated by a licensed HVAC Technician.**
- The master bedroom zone evaporator coil housing appears to be much older unit, and has evidence of organism or fungal type growth.
- The service disconnect has mis-matched wire sizing for unknown reason.
- The service disconnect for the a/c condenser unit(s) does not have proper clearances as would now commonly be installed. 30" side and 36" front clearance is not present. This appears to be by original design of the property.
- The condensing unit(s) is sitting on the ground and/or debris (leaves, mulch, etc). Unit should be elevated clear above ground, and on a stable platform to allow proper drainage and prevent premature rusting at the bottom of the housing.
- Did not observed locking freon caps in place at condenser freon lines as would now commonly be installed since 2009 per IRC M1411.6. These are recommended to be installed. Residential and multi-family properties may be subject to fines if absent. Only a licensed HVAC company may install or remove these caps.

**DEFICIENT ITEM(S): DUCT SYSTEMS, CHASES, AND VENTS**

- Observed discoloration/staining at the ductwork register cover at various locations of property. This may be due to high moisture conditions at the cover location (i.e. bathrooms). However, this may also be a sign of high moisture conditions from the cooling system. Duct may be a short run from HVAC unit, or cooling system may not be adequately removing moisture/humidity from air. It is unknown if this is some type of organism growth. **Client may wish to have evaluated by qualified environmental services company.**

**DEFICIENT ITEM(S): WATER SUPPLY SYSTEMS & FIXTURES**

- The water meter could not be located at time of inspection. Unable to perform visual inspection of meter for evidence of water movement. Recommend consulting with owner/seller regarding location of meter.
- The property water supply shut off valve was not located at time of inspection. Recommend consulting with seller regarding possible location of shut off. Courtesy shut off valve is designed for home-owner use in case of emergency.

**KITCHEN:**

- The sink lever control spins freely all the way around. Lever does not have "stop" position turning left or right.
- The sink vegetable sprayer only partially diverts water, and only has partial water pressure.

**MASTER BATHROOM:**

- The master shower tile has significant deterioration and separations. Due to condition, shower pan test was not performed.
- Hot and cold water supply connection(s) appear to be reversed at the tub/shower.

**BEDROOM BATH:**

- The shower diverter knob was not operational.
- The shower/tub drain stop lever at tub was not operational. Water continues to drain and/or lever does not pull upward.

**HALL BATHROOM:**

- Hot and cold water supply connection(s) appear to be reversed at the tub/shower.
- The shower/tub drain stop lever at tub was not operational. Water continues to drain and/or lever does not pull upward.
- Routine caulking or grout maintenance is needed for open seams, openings, or around controls at the tub/shower wall.

**JACK-N-JILL BATHROOM:**

- Routine caulking or grout maintenance is needed for open seams, openings, or around controls at the tub/shower wall.
- The shower/tub drain stop lever at tub was not operational. Water continues to drain and/or lever does not pull upward.

**WET BAR:**

- The cold water was barely operational for unknown reason.
- The faucet knobs are leaking at the counter top.
- The water supply lines have corrosion under sink area.

**EXTERIOR:**

- Exterior hose faucets (some/all) are not equipped with back-flow prevention devices as would now commonly be installed. Back-flow prevention ensure water only flows out, and cannot be siphoned backwards.
- The exterior hose spigot at the right hose spigot was found to have a leaking handle when in use.

**DEFICIENT ITEM(S): DRAINS, WASTES, VENTS**

- **Recommend having the plumbing inspected/repared by a qualified and licensed plumber.**
- Observed leak in the drain line at the jack-n-jill bath sink.

**DEFICIENT ITEM(S): WATER HEATING EQUIPMENT**

- **Recommend having the water heating equipment inspected/repared by a qualified/licensed plumber.**
- Gas leak was detected with TIF Combustible Gas Detector at the right hall unit pilot/temp controls.
- The water heater gas supply appears to have older type flex line installed (gray flex line). These are no longer in use, and may have been re-called. This appears to be by original installation at the property.
- Did not observe a "sediment trap" or "drip leg" pipe extension at the gas line connection to the water heater(s) as would now commonly be installed. This may have been approved at the time the property was built. A sediment trap is a small pipe extension installed at the low point of the gas line, after the shut off valve and before the unit.
- The T&P (temperature/pressure) discharge drain line lacks proper gravity drainage. The discharge drain line should run horizontally or downhill at all points.
- The T&P (temperature/pressure) discharge drain line is not terminated properly. Current requirements call for the drain line to run to the exterior of the property and terminate within 6" of the ground, with no contact with anything that would impede the discharge.
- Water supply connections and/or shut off valve at the unit have some rust and/or corrosion.
- The water heater exhaust flue does not have the proper clearances from combustibles (roof decking, framing, ceiling material, etc.).. A minimum 1" clearance is the current requirement.
- The water heater closet appears to have improper combustion air (vent in door/wall). This may be by original design of the property. Current standards call for a lower and upper combustion air vents, with isolated piping routed to the attic, to allow for proper ventilation of the unit.
- The exhaust bonnet is somewhat offset at the left closet unit. This may allow for leakage of combustion gas.
- Water heater is located in an interior closet. Closet does not have a sealed/weather stripped, self closing door as would now commonly be installed.
- The exhaust flue has foil tape in place at some locations. This may have been used to help secure flue pipe connections. Foil tape is not temperature rated for this application.
- The T&P drain line present at water heater(s) has corrugated (flexible) type drain line present. Current standards call for smooth/rigid drain lines at these locations. This installation may be by original design of unit, or may have been approved at time of installation.

**DEFICIENT ITEM(S): RANGES/OVENS/COOKTOPS**

- The oven door hinges are damaged/worn. Door "sags" when fully open.

**DEFICIENT ITEM(S): MICROWAVE OVEN**

- Observed interior microwave oven surface damage/deterioration.

**DEFICIENT ITEM(S): MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS**

- No exhaust fan or operational window was present at some bathroom locations.

**DEFICIENT ITEM(S): GARAGE DOOR OPERATOR(S)**

- **Recommend garage door operator be inspected/repaired by qualified garage door technician.**
- The one car garage door was tested by hand (no opener present). Door began to bind, become out of square when opening.
- The garage door springs appear to be out of adjustment, or may be improper sizing. With door released from drive track, and opened approximately half way (zero balance position), door did not remain in static position. Door either continued to open by itself, or did not stay open.
- Manual locking mechanism is in place on garage door(s) with an automatic opener. Recommend removal or disabling the manual lock. If the manual lock is engaged, the door and/or opener can be damaged when activated. See **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES** listed in preamble of report.
- The edge-sensor reversing mechanism on the garage door did not automatically reverse the door with hand resistance to closing.
- The optical (infrared) reversing mechanism sensors on the garage door are mounted too high. Manufacturers typically recommend installation 6 inches above the garage floor.

**DEFICIENT ITEM(S): LAWN AND GARDEN SPRINKLER SYSTEM**

- Unable to locate sprinkler system back flow preventer/shut off valve controls. This unit may be hidden under soil or landscaping. Visual inspection of this unit could not be performed.
- Did not observe any type of rain sensor / freeze sensor at time of inspection. Sensor disables scheduled watering programs when it has been raining, or is in freezing temperatures.