



Fouries Home Inspection

Know before you Buy

COMPLETE HOME INSPECTION
Prepared Exclusively For: Buyer Name

Any Street, Grand Prairie, TX, 75052



Inspected by Paul Fourie, Lic.#: 22325 on 08/26/2019
Phone: (972)989-2479, Email: paul@fourieshomeinspection.com

PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: Any Street, Grand Prairie, TX 75052
(Address or Other Identification of Inspected Property)

By: Paul Fourie, Lic #22325 08/26/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE EXCLUSIVELY. THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT AND IS NOT TRANSFERABLE.

The inspection report provided by Fouries Home Inspection will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. **A home inspection is not an exhausting report of defects.**

Unless, specifically stated, this report will not include and should not be read to indicated opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected. This report is good for the day of the inspection only and is not to be used for Real Estate Disclosure Documents, Home Warranties or Insurance Underwriting purposes.

There are many factors which determine the life expectancy of a system or component. It is not possible to determine these factors during a one time visual inspection. Some systems of components may perform beyond their typical life expectancy while others may require repair or replacement sooner.

A Summary Report may be provided at the end of the inspection report document. The summary lists deficiencies discovered at the subject property. The summary is not a replacement for the inspection report.

This report is prepared using a computer and infrequently a word or sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact Fouries Home Inspection to make the necessary correction and provide you with replacement pages. If you do not understand certain comments or recommendations please call Fouries Home Inspection prior to closing on your transaction for clarification.

All items to be inspected must be accessible at the time of the inspection. Locked and or inaccessible components will not be inspected. As stated in the inspection agreement, notices sent prior to the inspection and the current Texas Real Estate Commission Texas Standards of Practice, the inspector is to inspect listed items which are visible and accessible at the time of the inspection. A re-inspection fee will apply for return trips to inspect inaccessible items.

Whenever a defect (deficiency) of any kind is noted in a system or aspect of the house, we recommend that a qualified (licensed) technician inspect and service the entire system. Sometimes noted defects are symptoms of other, sometimes more serious, defects. It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection. All items listed in the home inspection report are inspected according to today's [Texas Standards of Practice](#) and the most current local building standards.

This report contains technical information. You are encouraged to read and understand the entire inspection report. If you do not understand or are unclear about any of the information in the report, please call Fouries Home Inspection (972 989 2479) for a verbal consultation and report review.

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring - Viewed From Accessible Areas	Attic Space is Limited - Viewed from Accessible Areas
Floors Covered	Crawl Space is limited - Viewed From Accessible Areas
Walls/Ceilings Covered or Freshly Painted	Plumbing Areas - Only Visible Plumbing Inspected
Behind/Under Furniture and/or Stored Items	Siding Over Older Existing Siding

- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection. Any reference of water intrusion is recommended that a professional investigation be obtained.
- If the property has been renovated or remodeled, you should request documentation that should include permits and any warranties or guarantees that might be applicable, latent defects could exist.
- If additions have been made to this property, you should request documentation that should include permits and any warranties or guarantees that might be applicable. Latent defects could exist.

This report was prepared for a buyer, seller or property owner in accordance with the client's requirements. The report addresses a single system, component or thermal imaging and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Texas Real Estate Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase.

LEAVE US AN ONLINE REVIEW

At Fouries Home Inspection we strive for excellence in our work and services. We hope you feel confident in referring us to any family, friends or whomever may need our services. Endorsements from our satisfied clients is our highest measure of success. We invite you to **Leave Us An Online Review**.

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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Foundation Type: Slab on Grade

NOTE: Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's [Texas Standards of Practice](#).

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

PERFORMANCE OPINION:

Performance Opinion: Foundation and structural movement and/or settling have occurred. However, the foundation was supporting the structure at the time of the inspection. The buyer is encouraged to consult with a foundation specialist prior to closing if any concerns exist about the current or future foundation performance. The observations made to support this opinion are listed but not limited to the following:

There were indications of previous foundation repairs. The inspector has no way of knowing if the foundation repairs are performing as intended. The inspector recommends that the buyer obtain as much information as possible about the foundation repairs. And, it is also recommended that the buyer obtain any and all information and documentation regarding any transferable warranty if one exists.

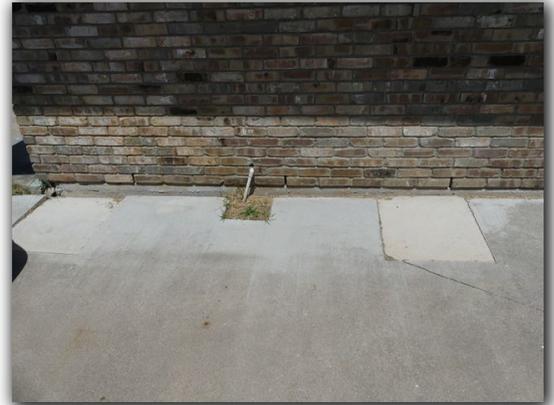
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Cracks in the foundation slab may be an indication of movement or settlement. Cracks in the foundation slab may lead to additional foundation deterioration and adverse foundation performance. This condition should be closely monitored and repaired as needed by a foundation specialist.



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Foundation slab corners have been sheared off (corner pop). This is a common condition in slab on grade foundations and should be repaired. Repairing corner pops is recommended to prevent moisture and wood destroying insect penetration.



Tree(s) in close proximity to the foundation were observed. The buyer should consider removal of the tree(s) or the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.

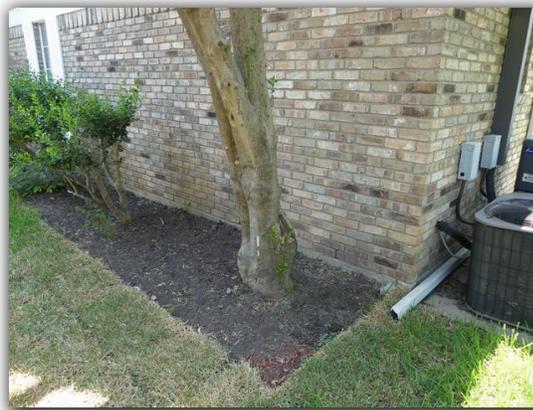
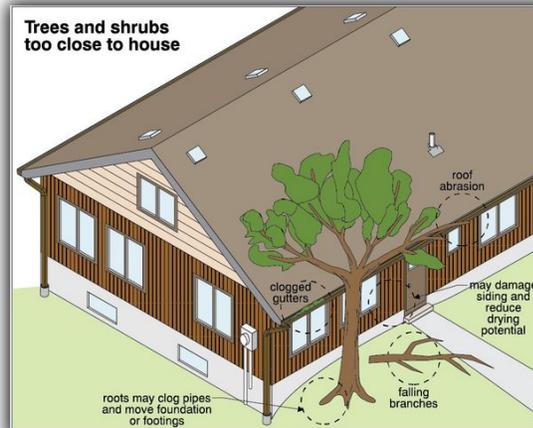
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Cracks in exterior walls were an indication of movement, settlement or other defects (See Exterior Walls).

Cracks in ceilings were an indication of movement, settlement or other defects (See Ceilings).

B. Grading and Drainage

Comments:

Inadequate grade slope away from the structure was observed. The recommended grade slope away from the structure is 6 inches per 10 feet. Improper grade slopes away from the structure create conducive conditions for water intrusion and inadequate foundation performance. Improper grade slope away from the structure is in need of repair.

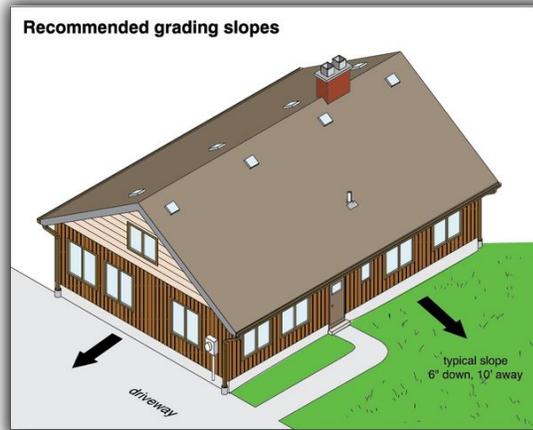
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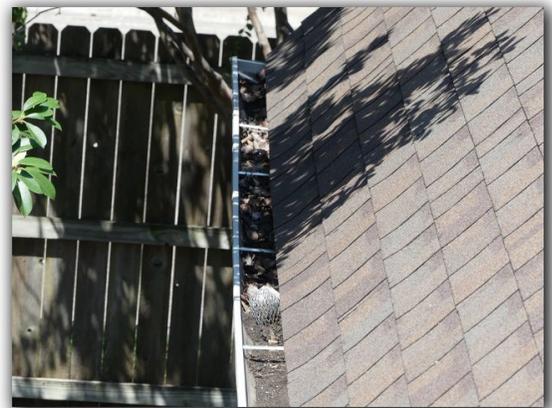
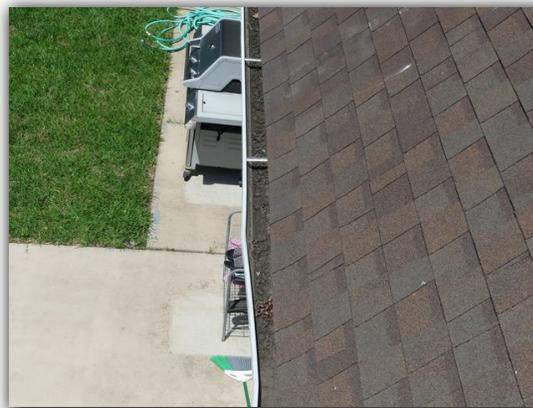
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The gutters and downspouts contained leaves and other debris and should be cleaned out to allow for proper drainage.



C. Roof Covering Materials

Comments:

Type(s) of Roof Covering Materials: Composite
Viewed From: Roof Level

NOTE: Life expectancy of the roofing material is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof. Roof covering materials are inspected according to current Texas Real Estate Commission [Texas Standards of Practice](#).

NOTE: The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheathing is not

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visible or accessible and can not be inspected for indications of leaks.

NOTE: When **D** (D= Deficiency) is marked. It is recommended that all of the roofing covering materials and components be fully evaluated by a certified, licensed roofing specialist, prior to closing.

Previous repairs to the roofing covering materials and/or flashings were observed.



Composition shingle tab granules were observed to be thinning on the roof covering. You are encouraged to have your insurance company and a certified, licensed roofing contractor physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.



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Broken and damaged roof covering materials were observed.



There were indications of impact damage on the roof covering. Impact damaged roof covering shingles may allow further deterioration of the roof covering, deterioration of the roof structure, water penetration or other damage.



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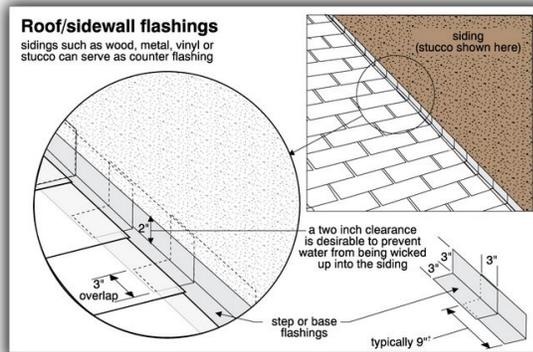
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Inadequate clearance between exterior siding and roof covering materials was observed. There should be a space between the siding and roof covering. Space between the roof covering and siding provides proper ventilation and prevents water damage to the siding.



The roof penetrations, plumbing vents or attic ventilation system was observed to be damaged and in need of repair. Damaged roof penetrations, plumbing vents or attic ventilation systems and covers should be replaced by a certified, licensed roof covering specialist.

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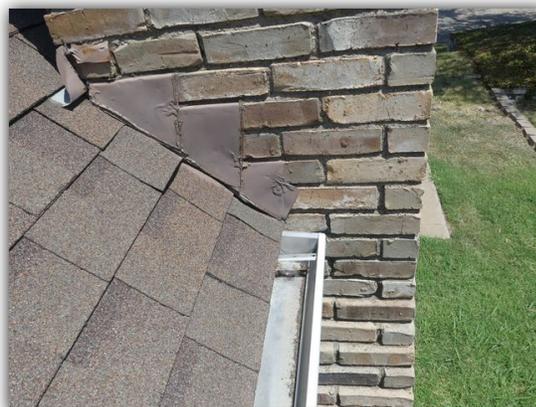
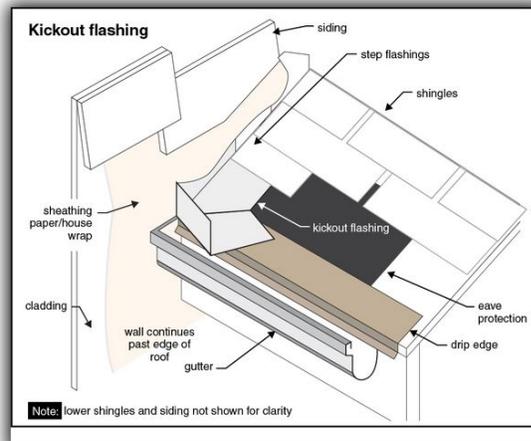
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Current construction standards require a kick out flashing at the roof coverings and wall intersections. Kick out flashings prevent water leaks, damage and discoloration to walls.



NOTE: The roof covering materials should be professionally inspected annually and after storms as part of a routine maintenance plan.

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D. Roof Structures and Attics

Comments:

Attic Space Viewed From: Entered the Attic

Average Depth of Insulation: 4-8 Inches

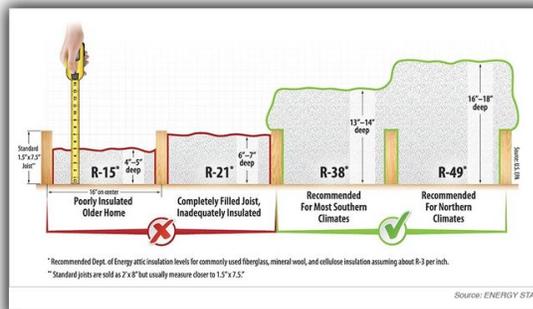
Insulation Type: Loose Fill Insulation

Description of Roof Structure: Rafter Assembly

NOTE: Turbine and electric powered fan vents should be inspected, tested and maintained annually. Soffit vents and gable vents should also be inspected annually to ensure that screens are in good condition and that they are not blocked by insulation or other debris.

Insulation voids were observed in the attic space. Insulation voids may allow greater than normal loss of conditioned air and should be repaired.

The attic insulation depth or thickness was inadequate. The recommended depth of attic floor insulation is 13+ inches to achieve an R38 rating. Inadequate attic insulation depth or thickness may allow greater than normal loss of conditioned air.



The soffit vents lack baffles in the attic to prevent insulation or other materials from blocking the soffit vents.

Inadequate roof supports and or failed members were observed in the attic. Broken, damaged or missing roof supports or failed members may not support the roof structure and attic as intended and should be repaired or replaced as needed by a certified, licensed roof structure specialist.

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Fascia, soffit, eaves and or trim materials were observed to be damaged. Damaged fascia, soffits, eaves and trim materials should be repaired as needed to prevent further damage, wildlife penetration and moisture penetration.



Damaged or missing attic gable vents or vent screens should be repaired to prevent wildlife penetration and other defects.



Soffit vents were observed to be dirty, blocked by insulation or debris. Clogged soffit vents are an indication of inadequate attic ventilation and should be repaired as needed.

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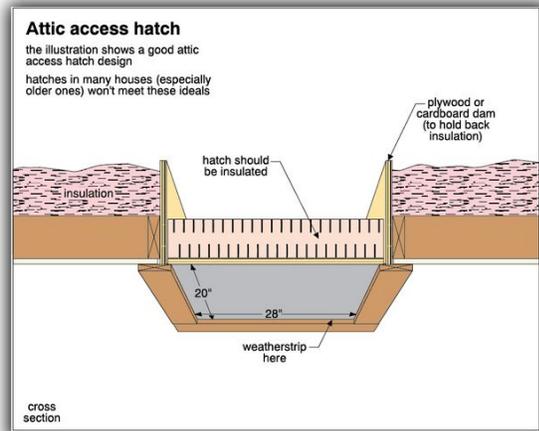
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The attic access stair or attic access port cover in the vehicle storage area (garage) was missing, damaged or was not fire rated and may allow vehicle storage area vapors to penetrate the attic and/or living area (SAFETY HAZARD).



Access doors from conditioned spaces to unconditioned spaces such as attics should be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. A wood framed or equivalent baffle or retainer should be installed when loose fill insulation is installed to assist in maintaining a consistent R-value.



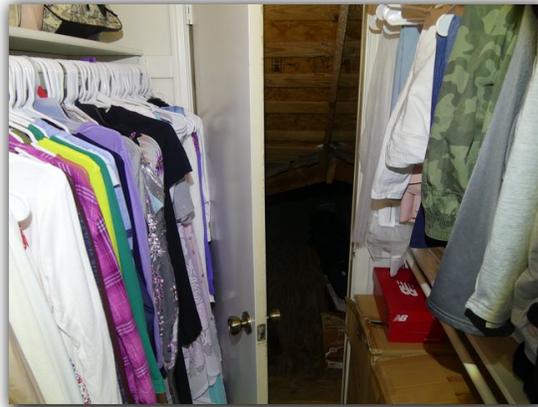
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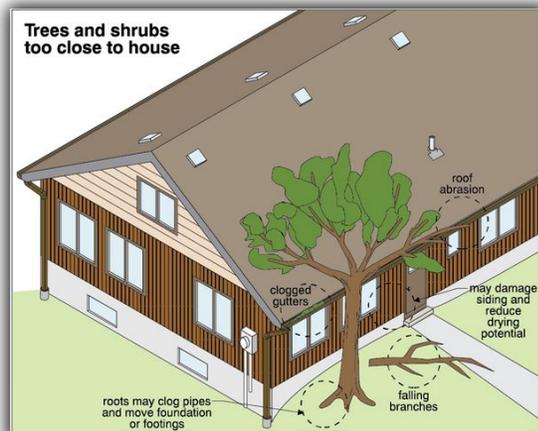
E. Walls (Interior and Exterior)

Comments:

Exterior Walls:

Siding Materials: Brick, Cement Board, Wood, Wood Byproducts

Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. Heavy foliage limits the Inspectors visual observation of the exterior surfaces. Heavy foliage at exterior walls creates conducive conditions for material damage, wood destroying insects and moisture damage. Heavy foliage may damage exterior wall cladding.



Several cracks in the exterior brick/stone veneer masonry walls were observed. These cracks in the exterior brick/stone veneer wall cladding were indications that movement or settlement has occurred. The inspector recommends that cracks in exterior walls be repaired and closely monitored. If concerns about the current or future foundation performance exist, the inspector recommends further evaluation by a certified, licensed foundation specialist.

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The exterior wood siding was observed to have some deterioration and/or damage. Damaged and deteriorated exterior wooden siding should be repaired to prevent wall damage, moisture penetration and wood destroying insects.



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Water damage and/or wood rot was observed at the exterior siding and/or trim. Damaged and deteriorated exterior wooden siding should be repaired to prevent wall damage, moisture penetration and wood destroying insects.



Exterior sealants (caulking) were deteriorated or missing in some areas. Sealants applied in appropriate locations prevents moisture intrusion and insect penetration.



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Interior Walls:

NOTE: The home was occupied and or staged. Household goods and or furnishings limit the visible areas of walls and may conceal damage or defects that would otherwise be observed.

NOTE: Freshly painted or repaired interior wall coverings may conceal defects that would otherwise be observed. Interior walls should be monitored over time for defects concealed at the time of the inspection.

At least one interior wall crack was observed and may be an indication of structural settling, movement or other defects. The cause of any interior drywall, texture and paint wall cracks should be determined and repaired as needed and monitored over time for additional movement. If concerns about the foundation performance exist, the inspector recommends further evaluation by a certified, licensed foundation specialist.



Interior drywall corner tape was observed to be pulling and twisting where walls and or ceilings intersect. This condition is related to adverse foundation or structural performance and should be further evaluated by a foundation or structural specialist and repaired as necessary.

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Using a thermal imaging camera, there are areas of temperature anomalies in the walls which may be indication of missing or damaged insulation. The reason for the temperature anomalies should be further evaluated and repaired as needed.



F. Ceilings and Floors

Comments:

Ceilings:

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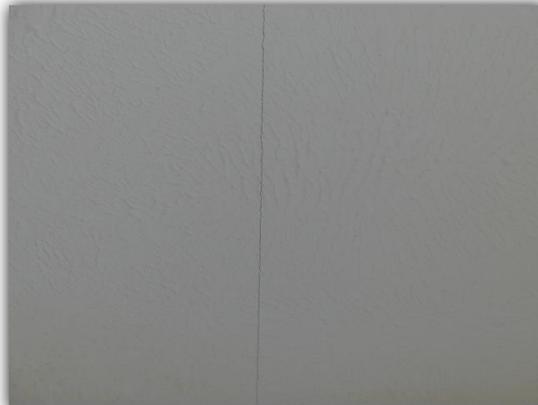
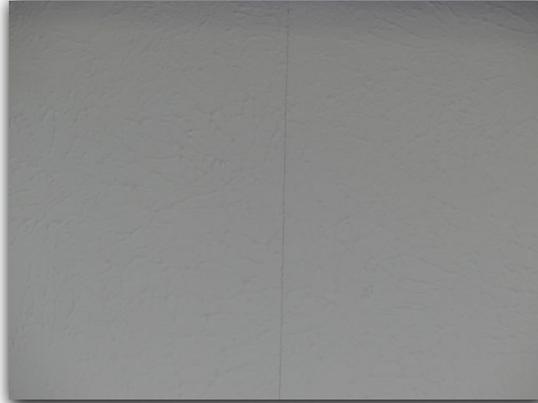
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NOTE: Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

Several interior ceiling cracks were observed which is an indication of structural settling, movement or other defects. Ceiling drywall, texture and paint cracks should be repaired and monitored over time for additional movement. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist may be needed.



Water stains or water damage was observed at the ceiling drywall, texture and paint. The cause of the water staining or water damage should be determined and repaired as needed.

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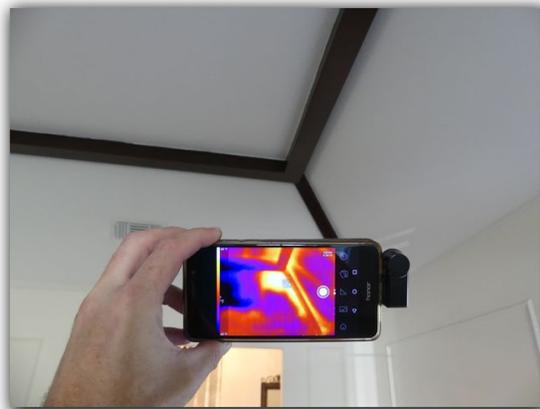
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Using a thermal imaging camera, there are areas of temperature anomalies in the ceilings which may be indication of missing or damaged insulation. The reason for the temperature anomalies should be further evaluated and repaired as needed.



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Floors:

NOTE: The home was occupied and or staged. Household goods and or furnishings limit the visible areas of the floor coverings and may conceal damage or defects that would otherwise be observed.

Sub-floor squeaks were heard in the upstairs flooring. Subfloor squeaks may indicate that the nails have pulled out and are loose. The buyer should have the subfloor evaluated and secured when the floor covering is replaced if not before.



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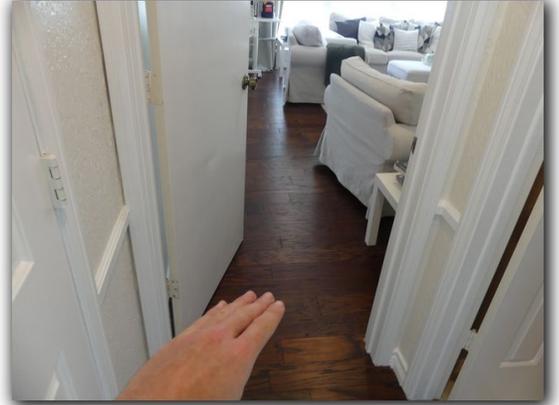
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Areas of the interior floors did not appear to be level and were an indication of movement, settlement or other defects. The cause of un-level floors should be further evaluated by a structural specialist and repaired as needed.



Missing, loose or damaged floor covering transition strips should be repaired to avoid additional damage and trip hazards.



The floor covering was noticeably stained or damaged and was in need of cleaning, repair or replacement.



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The wood floor covering was observed to be damaged. The cause of damaged wood flooring should be determined and repaired as needed.



G. Doors (Interior and Exterior)

Comments:

Interior Doors:

Damage to interior doors should be repaired.



All interior doors should have door stops installed to prevent damage to adjacent interior wall coverings.

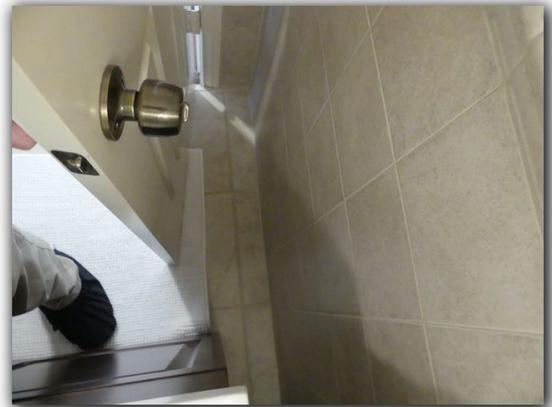
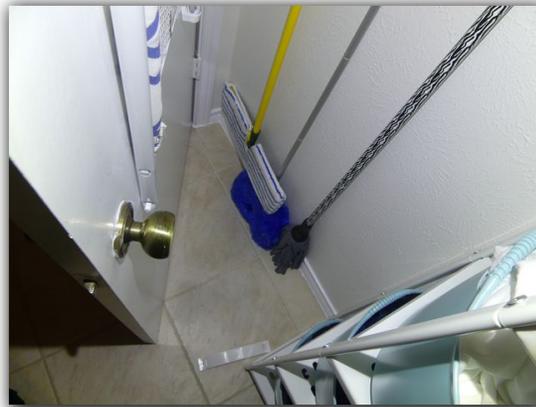
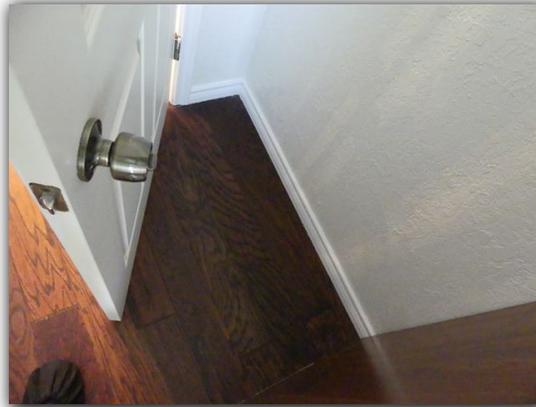
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Interior doors were observed to rub, stick or hit the door frames. Interior doors, that stick or hit the door frame may be an indication of movement, settlement or other defects. The cause of doors sticking or hitting door frames should be determined and repaired as needed.



Deficient hardware was observed at interior doors and should be repaired or replaced.

I=Inspected

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D=Deficient

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Interior doors which drift closed were observed. Interior doors, which drift, are an indication of movement, settlement or other defects. The cause of door drift should be determined and repaired as needed.



Exterior Doors:

The exterior doors were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

Garage Entry Door:

Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice - This may be an "as-built" condition and was an accepted building practice at the time this home was constructed. Per Texas Standards of Practice we are required to report this condition as a deficiency because it is no longer an excepted building standard.

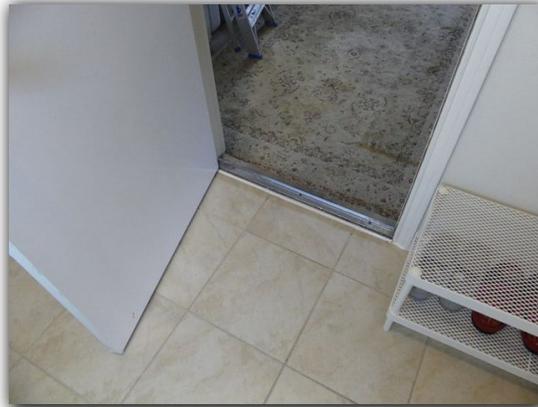
I=Inspected

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The garage entry door was observed to be a non-fire rated door. Under current building standards, the entry door between the garage and the living area should have a minimum of a 20-minute fire block rating for improved FIRE SAFETY. Lack of a fire rated garage entry door is a SAFETY HAZARD.



Garage Door:

The garage door or garage door hardware was observed to be damaged. Damaged garage door hardware, door panels and components should be repaired or replaced as needed.



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The overhead garage door appeared to lack a lift handle. Garage overhead doors should have installed at least one interior lift handle in accordance with manufacturer's instructions.



NOTE: See Garage Door Operators.

H. Windows

Comments:

NOTE: The home is occupied and or staged. Household goods and or furnishings limit the visible areas and access to windows and may conceal damage or defects that would otherwise be observed.

NOTE: The windows are an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The windows need sealant between the window frames and exterior wall cladding. Lack of, damaged or deteriorating sealant around window frames may allow moisture and insect penetration and should be repaired as needed.



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The window weather-stripping was observed to be damaged. Damaged or missing weather stripping around windows may allow moisture penetration, conditioned air loss and insect penetration and should be repaired.



Windows that are difficult to open or close were observed. The cause of windows that are difficult to open or close should be determined and repaired as needed.



Damaged window lift supports were observed. Damaged window lift supports may not hold windows in the open position and may allow glass or window frame damage. Damaged window lift

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I NI NP D

supports should be repaired or replaced as needed.



Damaged window screens were observed. Window screens help protect window glass from minor impact damage and prevent insect penetration at the windows. Damaged window screens should be repaired or replaced.



Windows were observed to be missing window screens. Window screens help protect window glass from minor impact damage and prevent insect penetration at the windows. Missing window screens should be replaced.



I=Inspected

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I NI NP D



Windows were observed to be missing cap flashing. Missing window flashing should be repaired or replaced as needed.



Bedroom windowsill height exceeds 44" egress and is a SAFETY HAZARD. Window sill heights greater than 44" from the floor may not be accessible to all persons in the event of an emergency. Children, the elderly, the disabled and others may not be physically capable of egress at windows with a sill height above 44". Repair, replacement or other safety amendments should be addressed prior to occupancy.



I=Inspected

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I NI NP D

Thermal pane window seals have failed. Moisture and or discoloration is present between window glass panes. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and repair or replacement is needed.



NOTE: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

NOTE: Dirty windows prevent adequate observation for window fogging between glass panes. Broken seals may be discovered after the windows are cleaned.

I. Stairways (Interior and Exterior)

Comments:

Loose or damaged stairway hand railing and/or guard railing should be repaired or replaced for reasons of safety. Lack of properly installed stairway handrails is a SAFETY HAZARD.

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NI=Not Inspected

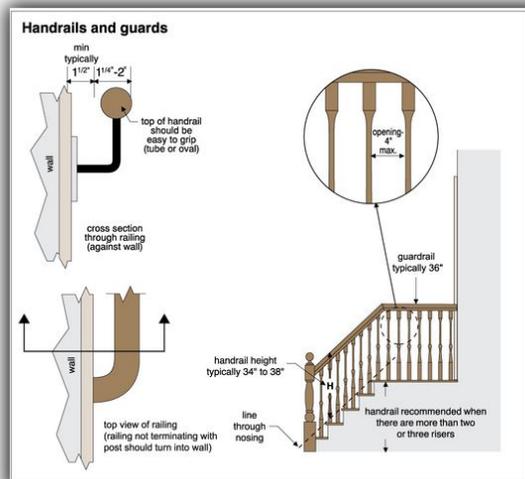
NP=Not Present

D=Deficient

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The stairway handrail height was observed to be inadequate and was a SAFETY HAZARD. Under current building standards, the stairway handrail height should be 34"-36" and should be corrected prior to closing.



J. Fireplaces and Chimneys

Comments:

NOTE: Gas leaks below the finished grade (underground) or between the wall or behind fireplace hearths or any concealed area cannot be detected and are not inspected.

NOTE: The National Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep certified by the Chimney Safety Institute of America (csia.org)

NOTE: If the fireplace is equipped with a gas log or gas lighter with the pilot light turned off, the Texas Standards of Practice prevents the inspector from lighting and operating these fixtures. It is recommended that the pilot be lit and the fireplace operation be verified with the current owner prior to closing to ensure proper operation.

I=Inspected

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D=Deficient

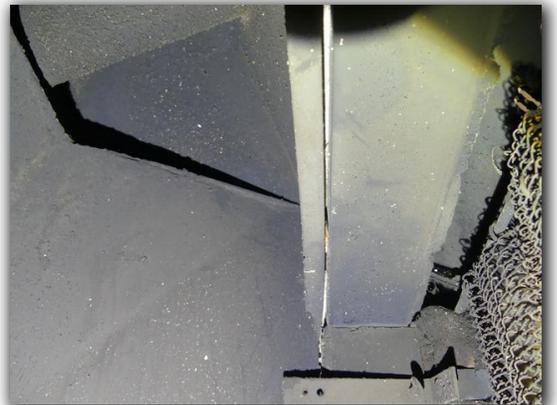
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The fireplace and chimney flue needs to be cleaned by a qualified chimney sweep. A creosote or soot build-up was observed in the visible areas and was a SAFETY HAZARD at the time of the inspection. A creosote or soot build-up may be flammable and should be corrected prior to fireplace use.



The fireplace firebox brick/mortar was not sealed at the hearth or lintel and was a SAFETY HAZARD. Inadequate fireplace seals may allow heat to transfer to flammable materials and is a SAFETY HAZARD that should be repaired by a qualified fireplace specialist.



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NI=Not Inspected

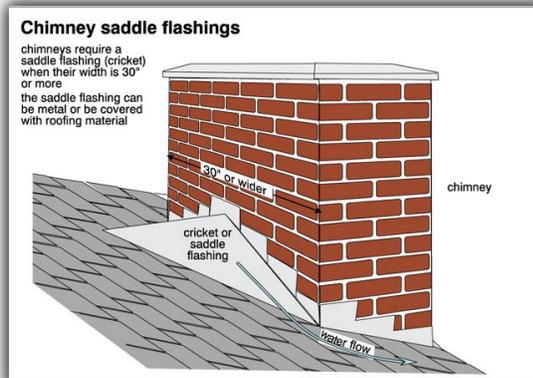
NP=Not Present

D=Deficient

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There is no cricket or saddle in place behind the roof level chimney structure. Under current building standards, there should be a cricket or saddle installed behind the ridge side of any chimney greater than 30-inches wide. You are encouraged to have your Insurance Company and/or certified, licensed roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.



The fireplace chimney lacks a metal cap. This condition should be further evaluated and corrected as necessary. Masonry chimney caps are often not visible and are known to crack which allows moisture to penetrate the structure. Masonry chimney caps are considered inadequate by current building standards and should be replaced with metal caps.

I=Inspected

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NP=Not Present

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I NI NP D



K. Porches, Balconies, Decks, and Carports

Comments:

Cracks and/or deficiencies were observed in the poured concrete such as sidewalks, driveways, garage floors, porches and or patios. Cracks in poured concrete may be an indication of material defects, lack of maintenance, movement or settlement. Cracks and other defects in poured concrete should be repaired and monitored over time for movement, deflection and deterioration.



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I NI NP D

L. Other

Comments:

Fencing is not inspected and is outside the scope of this home inspection. However, there may be fencing deficiencies mentioned in other sections if fencing defects may affect the structure.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Type of Electrical Conductors: Copper

Location: Garage

Rating: 200 amps



The buyer should have the service panel(s), service entrance and electrical system checked by a certified, licensed electrician. The observations made to support this opinion are listed but not limited to the following:

NOTE: Homes built between 1960 and 1980 may have installed aluminum electrical conductors for branch circuits. Aluminum wiring may not be visible or accessible and may not be inspected. There may be aluminum wiring connected to electrical fixtures, switches, receptacles or other devices that are not CO/ALR rated. If there exist concerns that a home may have aluminum electrical conductors, the buyer is encouraged to have the electrical system further evaluated and repaired or replaced as needed by a certified, licensed electrical specialist.

The main breaker panel was observed to be a Sylvania/Zinsco brand electric panel. Many of these panels were recalled due to electrical fire hazards and are considered a SAFETY HAZARD. The inspector recommends that all Sylvania/Zinsco brand electrical panels be evaluated, serviced, repaired and or replaced by a certified, licensed electrical specialist.

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NI=Not Inspected

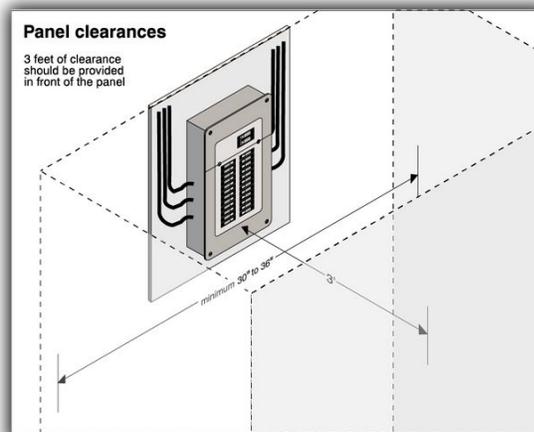
NP=Not Present

D=Deficient

I NI NP D



The electric service panel did not have adequate clearance or accessibility. Adequate clearance and accessibility of 36" around the electric service panel should be maintained for reasons of safety.



The electric service panel breaker use was not labeled. Each electric service panel breaker should be adequately labeled as to what appliance or circuit it serves.



The electric service panel electrical conductors have not been properly secured or protected

I=Inspected

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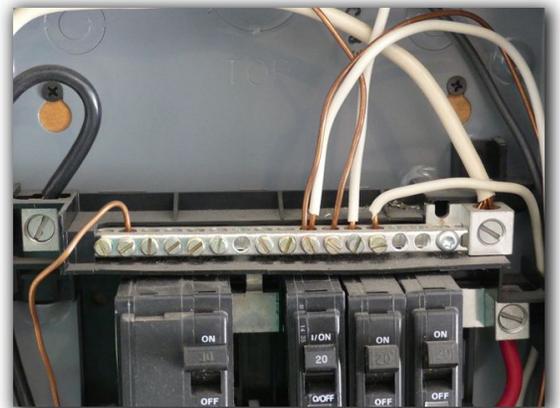
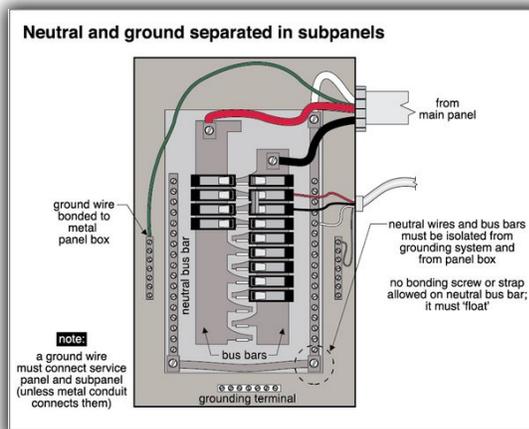
from the sharp edges and or the dead front cover of the cabinet. Electrical conductors that are in contact with the service panel dead front cover and not protected from sharp edges are a SAFETY HAZARD and should be repaired by a qualified electrical specialist.



☑ The primary ground rods and conductors were not visible or were missing. It was common in older construction for the primary electrical ground to be connected to foundation metal components or other locations that may not be visible. Under current electrical standards, the primary ground rods and conductors should be visible. It is recommended that the electrical grounding conductor installation be further evaluated by a qualified electrical specialist.

☑ The secondary ground rod and conductor were not visible or were missing. It was common in older construction for the secondary electrical ground to be connected to foundation metal components, other locations or a secondary ground may not have been installed. Under current electrical standards, the secondary ground rods and conductors should be visible. It is recommended that the electrical grounding conductor installation be further evaluated by a qualified electrical specialist.

☑ Sub-Panel grounds and neutrals were installed on the same bus bar. The ground wires and the neutral wires were not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel may be functional, it does not meet current National Electrical Code standards and should be further evaluated and repaired or replaced by a certified, licensed electrical specialist.



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Neutral electrical conductors were observed to be “double tapped” on the neutral bus bar in the electric service panel. Each neutral electrical conductor in the electric service panel should terminate individually unless the terminals are made for more than one conductor. Double tapped neutral electrical conductors should be further evaluated and repaired as needed by a qualified electrical specialist.



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type(s) of Branch Circuit Conductors: Copper

NOTE: Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

NOTE: The home was occupied and or staged. Household goods and or furnishings limit the visible areas and access to branch circuits and connected devices and may conceal damage or defects that would otherwise be observed.

The buyer should have the electrical system and connected devices further evaluated by a certified, licensed electrician. The observations made to support this opinion are listed but not limited to the following:

Electrical Receptacles:

Electrical receptacles within five feet of the floor should be tamper resistant safety receptacles according to current building standards. This may be an “as-built” condition and was an accepted building practice at the time this home was constructed. Lack of tamper resistant electrical receptacles is no longer an excepted building standard according to current National Electric Code (NEC).

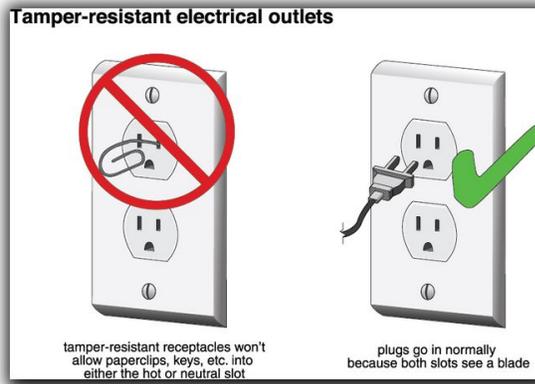
I=Inspected

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I NI NP D



Inoperative electrical receptacles were observed. The cause of inoperative electrical receptacles should be further evaluated and repaired or replaced as needed by a certified, licensed electrical specialist.



Open ground connections were observed at electrical receptacles. Open ground electrical receptacles are a SAFETY HAZARD and may cause damage to modern electric appliances. The cause of open ground electrical receptacles should be determined and repaired or replaced as needed by a certified, licensed electrical specialist.

I=Inspected

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I	NI	NP	D
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One or more 220V electrical receptacle was observed to be without electric power. The reason for a lack of electric power at 220V electrical receptacles should be determined and repaired as needed by a certified, licensed electrical specialist.



Exterior electrical receptacles in wet locations were observed to lack weather tight bubble covers. Lack of weather proof bubble covers at electrical receptacles in wet locations is a SAFETY HAZARD and should be repaired by a certified, licensed electrical specialist.



I=Inspected

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Painted electrical receptacles were observed. Painted electrical receptacles are considered damaged and should be replaced by a certified, licensed electrical specialist for improved safety and performance.



Electrical Conductors:

Electrical conductors or other unsecured wires were routed across the attic access and are a SAFETY HAZARD. Electrical conductors or other unsecured wires crossing the attic access should be repaired by a certified, licensed electrical specialist.

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NI=Not Inspected

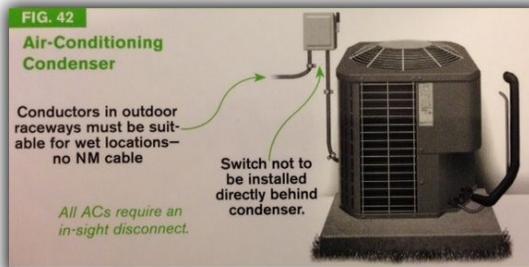
NP=Not Present

D=Deficient

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The exterior HVAC equipment electrical disconnect was installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary by a certified, licensed electrician.



Arc-Fault Protection (AFCI)

Dual function breakers that provide both AFCI and GFCI protection are now available and became a National Electric Code (NEC) building standard in 2014. Under current electrical standards, AFCI protection is now required in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, kitchens and laundry rooms. Lack of AFCI protection in required locations is a SAFETY HAZARD.

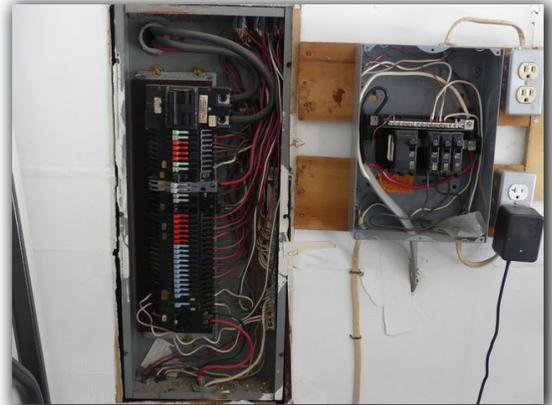
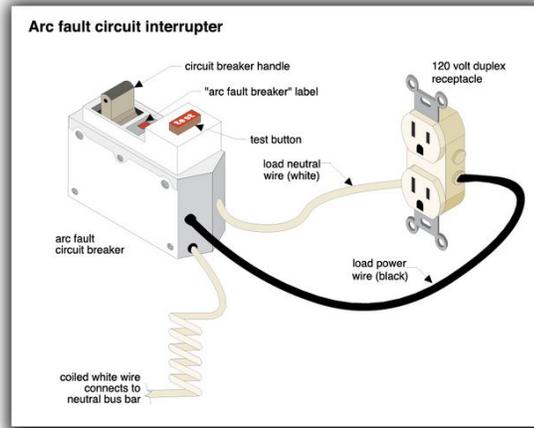
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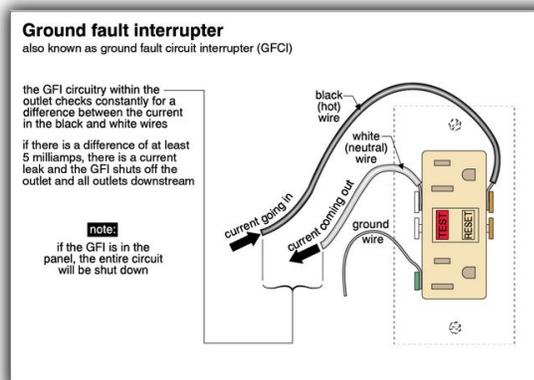
NP=Not Present

D=Deficient

I NI NP D



Ground Fault Circuit Interruption (GFCI) Protection:



Kitchen counter top electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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The food waste disposer electrical receptacle was observed to lack ground fault circuit interrupter (GFCI) device protection. According to the 2014 NEC electrical standards, food waste disposer electrical receptacles should be GFCI protected. Lack of GFCI protection in required locations is a SAFETY HAZARD.



Current building standards require at least one GFCI protected electrical receptacle for every four feet of kitchen counter space. Improper spacing or the lack of GFCI protected electrical receptacles at the kitchen counters may not provide an adequate number of receptacles for modern kitchen appliances.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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The washing machine electrical connections were observed to lack ground fault circuit interrupter (GFCI) device protection. According to the 2014 NEC electrical standards, all laundry room electrical receptacles including the washing machine electrical connection should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.



Garage electrical receptacles that are not connected to a ground fault circuit interrupter (GFCI) device are a SAFETY HAZARD. Under current electrical standards, all of the garage receptacles should have GFCI protection.



Exterior electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the exterior receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.

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Current building standards require a GFCI protected electrical receptacle near the exterior HVAC equipment for technician use.



Electrical Fixtures:

Damaged, missing, sagging or warped ceiling fan blades should be replaced.



Ceiling fans that are not balanced and wobble when operated should be repaired or replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Light fixtures that are inoperative, missing bulbs or have burned out bulbs should be repaired or replaced as needed.



Exterior light fixtures should be sealed at the wall to prevent water intrusion for reasons of SAFETY.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing electrical fixtures should be replaced.



The doorbell was inoperative and was in need of repair or replacement.



Smoke and Fire Alarms:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There did not appear to be enough smoke alarms located in required locations (SAFETY HAZARD). Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).



The smoke alarms were not electrically interconnected. Under current building standards, if one smoke alarm sounds, all other smoke alarms should be activated.



NOTE: It is recommended to replace smoke and fire alarm batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke and fire alarms older than 10 years is recommended.

Carbon Monoxide Detectors:

NOTE: Current building standards state that homes with gas fired appliances and or an attached vehicle storage area (garage) should have installed carbon monoxide detectors outside of all sleeping areas and at each story. Lack of a carbon monoxide detector in required locations is a SAFETY HAZARD. Replacement of carbon monoxide detectors older than 10 years is recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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A. Heating Equipment

Comments:

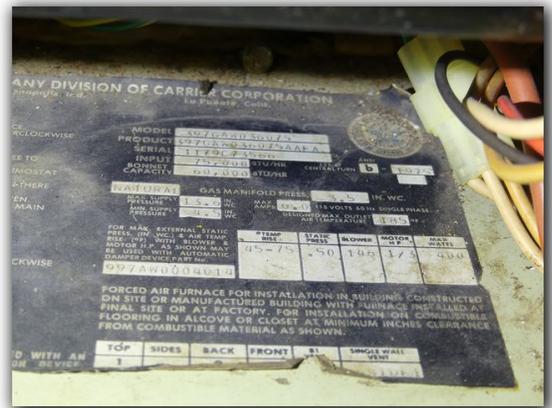
Type of Heating System: Central

Heating Energy Source: Gas



NOTE: Inspection of the heat exchanger is not possible without disassembly of the unit in most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchanger's life expectancy. Normal service and maintenance of the heating equipment is recommended quarterly by a qualified cooling equipment specialist.

The heating equipment appeared to be older equipment and showed indications of age and wear. Future life expectancy can not be determined. You may continue to use the heating equipment until repair or replacement is needed. Repairs or improvements are needed at the heating equipment. The observations made to support this opinion are listed but not limited to the following:



Heating Equipment Temperatures:

- Unit 1: Downstairs
 Within Normal Range Inadequate - In need of service, repair or replacement

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The heating equipment temperature output reading: 104.9 °F



Unit 2: Upstairs

Within Normal Range Inadequate - In need of service, repair or replacement

The heating equipment temperature output reading: 106.3 °F



Dirty or damaged heating equipment air filters may not perform as intended and should be replaced as needed or per manufacturer instructions. Dirty or damaged heating equipment air filters may result in damage to the heating equipment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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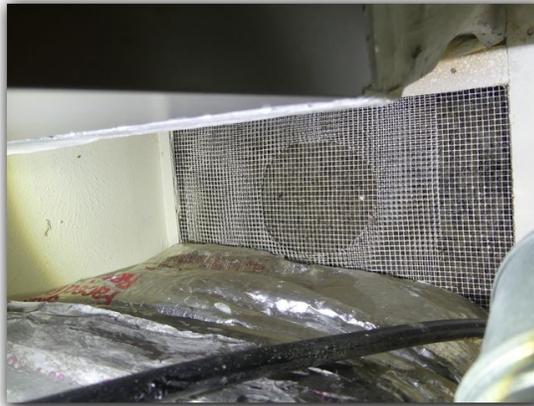
Older style electric coil bathroom heaters were present. Older style electric coil bathroom heaters should be replaced for reasons of safety.



Gas Heating Equipment:

SPECIFIC LIMITATIONS: Gas leaks below the finished grade (underground) or between the walls or ceilings or any concealed area cannot be detected and are not inspected.

The combustion, and or dilution air for the gas fired heating equipment was observed to be inadequate and was a SAFETY HAZARD. Inadequate combustion or dilution air at the gas heating equipment may allow vapors to accumulate or create conducive conditions for improper flame.



Flexible gas supply connectors at the heating equipment that pass through the heating unit cabinet wall were observed to be a SAFETY HAZARD. Current building standards require that the black iron gas pipe pass through the heating equipment cabinet wall before being connected to flexible gas connectors for reasons of safety.

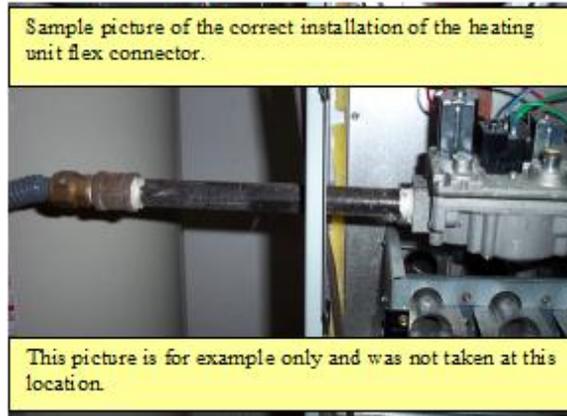
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D=Deficient

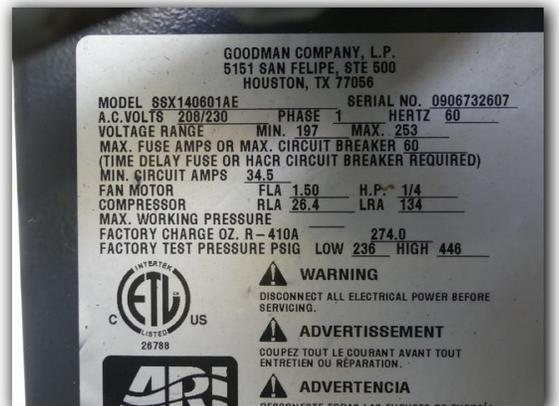
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B. Cooling Equipment

Comments:

Cooling Equipment Type: Central - Air Conditioner



NOTE: Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by a qualified cooling equipment specialist.

Temperature Differentials:

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered to be approximately between 14 to 23 degrees F. total difference between the return air and conditioned air. Unusual conditions such as excessive humidity, low outdoor temperature and restricted airflow may indicate abnormal operation even though the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Unit #1: Downstairs

Within Normal Range Inadequate - In need of service, repair or replacement

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Supply Air Temp: 41.0 °F

Return Air Temp: 62.0 °F

Temp. Differential: 21.0 °F



Unit #2: Upstairs

Within Normal Range Inadequate - In need of service, repair or replacement

Supply Air Temp: 48.7 °F

Return Air Temp: 70.3 °F

Temp. Differential: 21.6 °F



Dirty or damaged cooling equipment air filters may not perform as intended and should be replaced as needed or per manufacturer instructions. Dirty or damaged cooling equipment air filters may result in damage to the cooling equipment.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

The cooling equipment secondary condensation drain was not installed and did not have a secondary drain float switch installed. Current building standards state that all cooling equipment secondary condensation drain lines should drain to an observable location or have a float switch installed in the secondary drain port.



The exterior HVAC equipment or support pad was not level and was in need of repair or replacement. Un-level HVAC equipment may not perform as intended. Inadequate HVAC support pads may affect HVAC performance.



The exterior HVAC equipment was not installed 3" above grade and was in need of repair. Inadequate elevation of the exterior HVAC equipment may allow moisture to penetrate the equipment, reduce equipment life and may affect performance.

The exterior HVAC equipment was installed too close to structure (<18"). Inadequate clearances at the exterior HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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C. Duct Systems, Chases, and Vents

Comments:

Cooling and heating equipment return air ducts should not be installed behind doors or have household items blocking the return. Return air ducts installed behind doors or other items may restrict air flow and affect equipment performance.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of Water Meter: Within 5-feet of Front Curb

Location of Main Water Valve: At The Water Meter

Static Water Pressure: 60-70 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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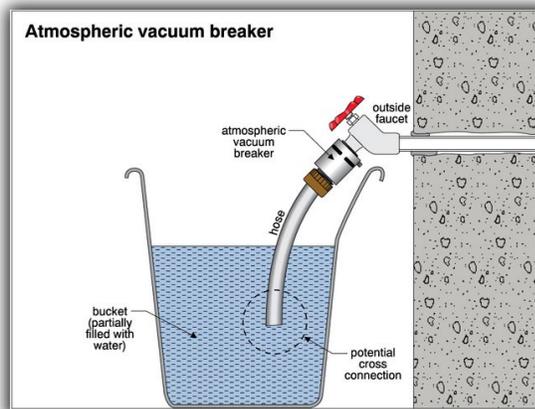


NOTE: Slab construction prevents visual inspection of plumbing located in or below concrete slabs. Plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection.

NOTE: Structural movement, settlement or previous foundation repairs can lead to latent plumbing defects that may not be revealed during a home inspection. If any plumbing defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the plumbing systems further evaluated and a hydrostatic water pressure test performed by a certified, licensed plumbing specialist.

Exterior Plumbing:

Exterior water supply faucets were missing an anti-siphon device to prevent contaminants from entering the water supply. Lack of anti-siphon devices at exterior water supply faucets is a **SAFETY HAZARD**. Current building standards require non-removable vacuum breakers on all hose faucets.



Toilets:

The clearance between the toilet and adjacent wall or other surfaces was observed to be inadequate.

I=Inspected

NI=Not Inspected

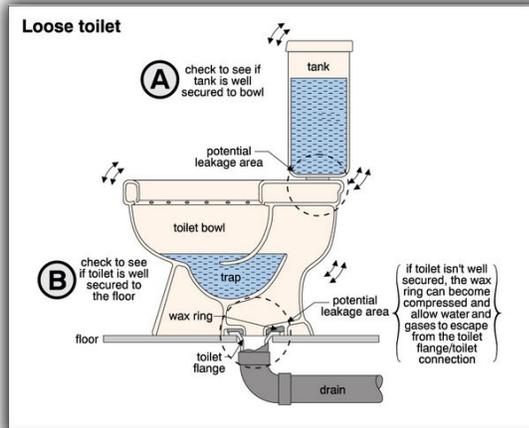
NP=Not Present

D=Deficient

I NI NP D



Toilets that are loose from the floor mountings should be reset.



Tubs & Showers:

The shower water supply plumbing was observed to be loose in the wall.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The tub/shower water supply fixtures lacked adequate sealant at the wall. Tub/shower water supply fixtures should be properly sealed at the wall to prevent water damage.



Damage to one or more bathtubs was observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Lavatories:

- The lavatory sink was observed to be loose at the wall.



Kitchen Sink:

- The kitchen sink was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Utility Room Plumbing:

- The visible washing machine plumbing connections were inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Gas Supply System:

SPECIFIC LIMITATIONS: The Inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (underground) or between the wall or behind fireplace hearths or any concealed area. **Propane tanks will not be inspected.** If any further concerns exist about possible gas line failure and or deficiencies, we recommend that the buyer, seller or agent have the gas system further evaluated by a local controlling gas supplier and or a

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NP=Not Present

D=Deficient

I NI NP D

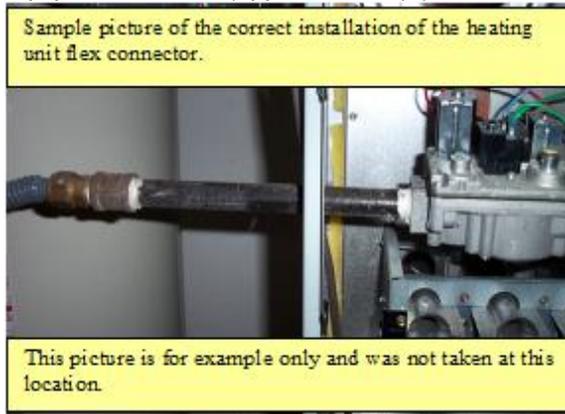
certified, licensed master plumber.



Older style gas valves require a tool to operate. Under current building standards, gas valves should be operable by hand for reasons of safety.



The gas supply flex connector at the heating equipment was observed to be passing through the heating equipment cabinet. Only rigid black gas pipe is allowed to pass through the heating equipment cabinet (appliance wall) (SAFETY HAZARD).



I=Inspected

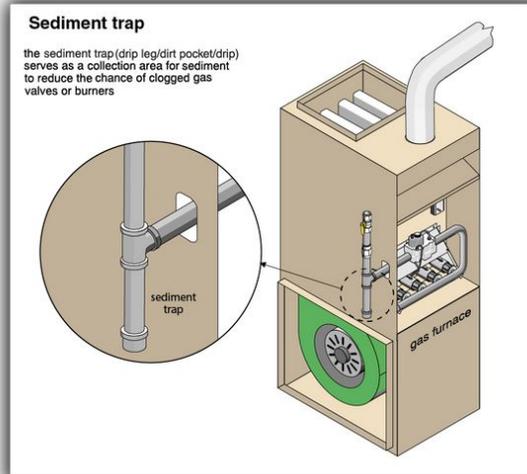
NI=Not Inspected

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I NI NP D

There were gas fired appliances that did not have a "drip leg" installed. Under current construction standards, drip legs are required at the black iron gas pipe prior to a flexible gas line connection.



B. Drains, Wastes, and Vents

Comments:

NOTE: Buried or concealed sewer and waste drain components are not inspected. Water and waste drain leaks cannot be detected below grade or in concealed locations.

NOTE: Structural movement, settlement or previous foundation repairs can lead to latent waste drain defects that may not be revealed during a home inspection. If any waste drain defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the waste drain plumbing further evaluated by a certified, licensed plumbing specialist.

Temporary accordion type plumbing at the waste drains should be repaired. Temporary plumbing at sink waste drains are a hidden fouling hazard and may cause water damage and create conducive conditions for wood destroying insects.



Missing, damaged or inoperative mechanical drain stops at the sinks/tubs should be repaired.

I=Inspected

NI=Not Inspected

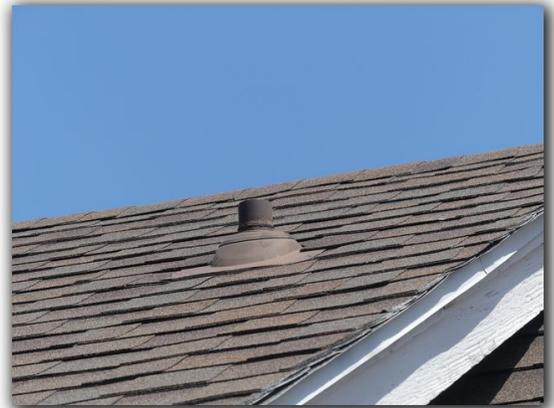
NP=Not Present

D=Deficient

I	NI	NP	D
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Roof penetration plumbing vents were installed too short and should extend at least 6 inches above the roof covering.



C. Water Heating Equipment

Comments:

Energy Source: Gas

Capacity: 50 Gallons

Location: Garage Closet

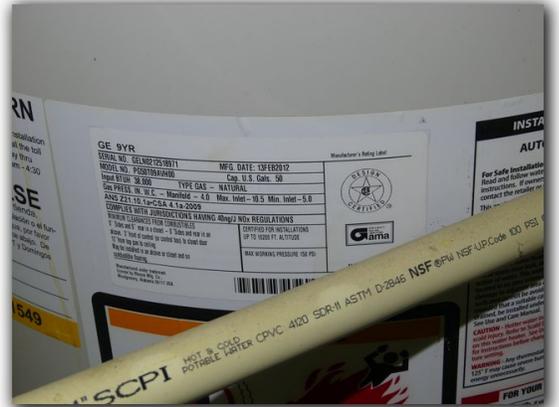
I=Inspected

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NP=Not Present

D=Deficient

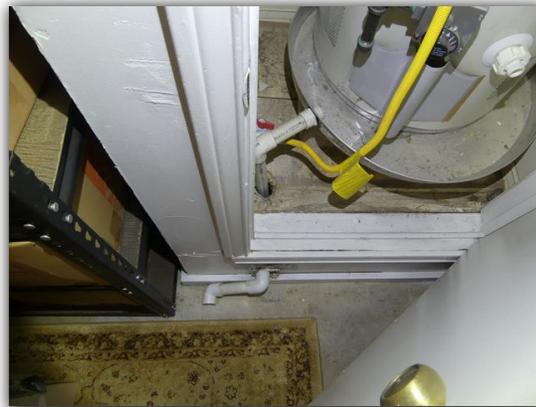
I NI NP D



Heated Water Temperature (110.1 °F):



The water heating equipment overflow pan lacks a drain to the exterior of the structure. Current building standards state that all water heaters should be equipped with an overflow pan with a drain which drains to the exterior of the structure if leaks would cause damage.



Improper water heating equipment base supports or floors were observed. Improper water heating equipment base supports may not provide adequate support and should be repaired to prevent water heater damage, plumbing damage and water damage.

I=Inspected

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I NI NP D



Water Heating Equipment Temperature and Pressure Relief Valve (TPR Valve):

- The water heating equipment TPR valve was inspected and verified, but was not tested. It is common for TPR Drain valves to fail under testing and leak water.
- The water heating equipment TPR drain line was improperly terminated at the grade level. Current building standards require that the TPR drain plumbing terminate with a 90 degree elbow facing down and be within 6" of the grade or other surface.



V. APPLIANCES

-

A. Dishwashers

Comments:

- The dishwasher lower kick plate was not properly installed. Missing dishwasher components should be replaced as needed.

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I NI NP D



B. Food Waste Disposers

Comments:

The food waste disposer was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

A gas oven, gas range or gas cooktop was installed with a range hood exhaust system which was not vented to the exterior. All gas appliances should be vented to the exterior of the structure. Lack of ventilation to the exterior of the structure is considered a SAFETY HAZARD and may allow harmful vapors to accumulate in the living area. There may be appliance manufacturer's guidelines that allow alternative ventilation of gas cooktops, ovens or ranges. Further evaluation is recommended.



D. Ranges, Cooktops, and Ovens

Comments:

Oven Energy Source: Electric

I=Inspected

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I NI NP D

Cooktop Energy Source: Gas



Missing and or damaged control knob indicators on the range/cooktop/oven should be repaired or replaced.



E. Microwave Ovens

Comments:

The microwave oven was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

I=Inspected

NI=Not Inspected

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D=Deficient

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

Comments:

Current building standards require that all utility rooms have a mechanical exhaust vent or an operable window for the removal of moisture from the air. Lack of an operable window or a mechanical exhaust vent in utility rooms is a deficiency and should be repaired.



Current building standards require that all bathrooms have installed a mechanical exhaust vent or an operable window to remove moisture from the air. Lack of an operable window or a mechanical exhaust vent in bathrooms is a deficiency and should be repaired.

I=Inspected

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D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments:

NOTE: The automatic garage door opener remote controls may not be present. The automatic garage door opener was checked using only the manual control.

When an automatic garage door opener is installed the manual door locks should be disabled or removed to prevent damage to the garage door, garage door hardware and automatic garage door operator.

I=Inspected

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The automatic garage door opener light was inoperative. The cause of inoperative automatic garage door opener lights should be determined and should be repaired or replaced as needed.



H. Dryer Exhaust Systems

Comments:

- NOTE:** The National Fire Protection Association (NFPA) recommends that all dryer vent ducts be made from straight metal dryer ducts rather than plastic or flexible metal for improved safety.
- The home is occupied. Household goods, washing machines and clothes dryers limit the visible areas and access to plumbing, electrical, walls dryer vents and may conceal damage or defects that would otherwise be observed.
- The dryer vent and duct were in need of cleaning. Flammable lint and other debris should be removed from the dryer vent and duct for reasons of SAFETY.

I=Inspected

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I NI NP D



The dryer vent flapper was stuck in open position and was in need of repair or replacement. Dryer vent flappers that are stuck in the open position may allow moisture, insect and unwanted wildlife intrusion.

The dryer vent for a gas fired dryer should be smooth metal with no screws in the air flow. Inadequate materials at the dryer vent pipe or duct were observed to be a SAFETY HAZARD and should be replaced.



I. Other

Comments:

Refrigerators, ice makers, wine coolers, trash compactors and whole house vacuums are outside the scope of this home inspection and if present, these appliances were not inspected.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

NOTE: The objective of our limited visual landscape irrigation system (sprinkler system) inspection is to determine if the system would benefit from inspection, improvements or repairs by

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D=Deficient

I NI NP D

a qualified specialist. The scope of our inspection includes a limited visual inspection of the landscape irrigation system controls and operation of the system in manual mode. The inspection provides a narrative list of deficiencies related to performance, installation and operation. We do not dismantle any landscape irrigation equipment or program the system. Landscape irrigation systems are inspected according to today's [Texas Standards of Practice](#).



The landscape irrigation system could be improved with a zone map or diagram.



The landscape irrigation system lacks a sensor to disable the system in the event of rain or freezing temperatures.

I=Inspected

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D=Deficient

I	NI	NP	D
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The landscape irrigation system electrical conduit needs sealant at the wall and should be repaired.



The landscape irrigation system had missing and/or damaged sprinkler heads that should be replaced.



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D=Deficient

I NI NP D

The landscape irrigation system sprinkler heads were observed to spray the structure or in unwanted directions and require repair, replacement or adjustment.



The landscape irrigation system had no water supply to one or more stations. The cause should be determined and should be repaired as needed.



REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

Items Needing Further Evaluation

- Composition shingle tab granules were observed to be thinning on the roof covering. You are encouraged to have your insurance company and a certified, licensed roofing contractor physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.
- Broken and damaged roof covering materials were observed.
- There were indications of impact damage on the roof covering. Impact damaged roof covering shingles may allow further deterioration of the roof covering, deterioration of the roof structure, water penetration or other damage.
- Interior drywall corner tape was observed to be pulling and twisting where walls and or ceilings intersect. This condition is related to adverse foundation or structural performance and should be further evaluated by a foundation or structural specialist and repaired as necessary.
- Using a thermal imaging camera, there are areas of temperature anomalies in the walls which may be indication of missing or damaged insulation. The reason for the temperature anomalies should be further evaluated and repaired as needed.
- Water stains or water damage was observed at the ceiling drywall, texture and paint. The cause of the water staining or water damage should be determined and repaired as needed.
- Using a thermal imaging camera, there are areas of temperature anomalies in the ceilings which may be indication of missing or damaged insulation. The reason for the temperature anomalies should be further evaluated and repaired as needed.
- Areas of the interior floors did not appear to be level and were an indication of movement, settlement or other defects. The cause of un-level floors should be further evaluated by a structural specialist and repaired as needed.
- There is no cricket or saddle in place behind the roof level chimney structure. Under current building standards, there should be a cricket or saddle installed behind the ridge side of any chimney greater than 30-inches wide. You are encouraged to have your Insurance Company and/or certified, licensed roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.
- The buyer should have the service panel(s), service entrance and electrical system checked by a certified, licensed electrician.
- NOTE: Homes built between 1960 and 1980 may have installed aluminum electrical conductors for branch circuits.** Aluminum wiring may not be visible or accessible and may not be inspected. There may be aluminum wiring connected to electrical fixtures, switches, receptacles or other devices that are not CO/ALR rated. If there exist concerns that a home may have aluminum electrical conductors, the buyer is encouraged to have the electrical system further evaluated and repaired or replaced as needed by a certified, licensed electrical specialist.
- The main breaker panel was observed to be a Sylvania/Zinsco brand electric panel. Many of these panels were recalled due to electrical fire hazards and are considered a SAFETY HAZARD. The inspector recommends that all Sylvania/Zinsco brand electrical panels be evaluated, serviced, repaired and or replaced by a certified, licensed electrical specialist.
- The secondary ground rod and conductor were not visible or were missing. It was common in older construction for the secondary electrical ground to be connected to foundation metal components, other locations or a secondary ground may not have been installed. Under current electrical standards, the secondary ground rods and conductors should be visible. It

is recommended that the electrical grounding conductor installation be further evaluated by a qualified electrical specialist.

☑ Sub-Panel grounds and neutrals were installed on the same bus bar. The ground wires and the neutral wires were not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel may be functional, it does not meet current National Electrical Code standards and should be further evaluated and repaired or replaced by a certified, licensed electrical specialist.

☑ Neutral electrical conductors were observed to be "double tapped" on the neutral bus bar in the electric service panel. Each neutral electrical conductor in the electric service panel should terminate individually unless the terminals are made for more than one conductor. Double tapped neutral electrical conductors should be further evaluated and repaired as needed by a qualified electrical specialist.

☑ The buyer should have the electrical system and connected devices further evaluated by a certified, licensed electrician.

☑ Inoperative electrical receptacles were observed. The cause of inoperative electrical receptacles should be further evaluated and repaired or replaced as needed by a certified, licensed electrical specialist.

☑ Open ground connections were observed at electrical receptacles. Open ground electrical receptacles are a SAFETY HAZARD and may cause damage to modern electric appliances. The cause of open ground electrical receptacles should be determined and repaired or replaced as needed by a certified, licensed electrical specialist.

☑ The water heating equipment overflow pan lacks a drain to the exterior of the structure. Current building standards state that all water heaters should be equipped with an overflow pan with a drain which drains to the exterior of the structure if leaks would cause damage.

Safety Items

☑ The attic access stair or attic access port cover in the vehicle storage area (garage) was missing, damaged or was not fire rated and may allow vehicle storage area vapors to penetrate the attic and/or living area (SAFETY HAZARD).

☑ The garage entry door was observed to be a non-fire rated door. Under current building standards, the entry door between the garage and the living area should have a minimum of a 20-minute fire block rating for improved FIRE SAFETY. Lack of a fire rated garage entry door is a SAFETY HAZARD.

☑ Bedroom windowsill height exceeds 44" egress and is a SAFETY HAZARD. Window sill heights greater than 44" from the floor may not be accessible to all persons in the event of an emergency. Children, the elderly, the disabled and others may not be physically capable of egress at windows with a sill height above 44". Repair, replacement or other safety amendments should be addressed prior to occupancy.

☑ Loose or damaged stairway hand railing and/or guard railing should be repaired or replaced for reasons of safety. Lack of properly installed stairway handrails is a SAFETY HAZARD.

☑ The stairway handrail height was observed to be inadequate and was a SAFETY HAZARD. Under current building standards, the stairway handrail height should be 34"-36" and should be corrected prior to closing.

☑ The fireplace and chimney flue needs to be cleaned by a qualified chimney sweep. A creosote or soot build-up was observed in the visible areas and was a SAFETY HAZARD at the time of the inspection. A creosote or soot build-up may be flammable and should be corrected prior to fireplace use.

☑ The fireplace firebox brick/mortar was not sealed at the hearth or lintel and was a SAFETY HAZARD. Inadequate fireplace seals may allow heat to transfer to flammable materials and is a SAFETY HAZARD that should be repaired by a qualified fireplace specialist.

☑ The electric service panel electrical conductors have not been properly secured or protected from the sharp edges and or the dead front cover of the cabinet. Electrical conductors that are in contact with the service panel dead front cover and not protected from sharp edges are a SAFETY HAZARD and should be repaired by a qualified electrical specialist.

☑ Electrical receptacles within five feet of the floor should be tamper resistant safety receptacles according to current building standards. This may be an "as-built" condition and was an accepted building practice at the time this home was constructed. Lack of tamper resistant electrical receptacles is no longer an excepted building standard according to current

National Electric Code (NEC).

- Electrical conductors or other unsecured wires were routed across the attic access and are a SAFETY HAZARD. Electrical conductors or other unsecured wires crossing the attic access should be repaired by a certified, licensed electrical specialist.
- Kitchen counter top electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.
- The food waste disposer electrical receptacle was observed to lack ground fault circuit interrupter (GFCI) device protection. According to the 2014 NEC electrical standards, food waste disposer electrical receptacles should be GFCI protected. Lack of GFCI protection in required locations is a SAFETY HAZARD.
- The washing machine electrical connections were observed to lack ground fault circuit interrupter (GFCI) device protection. According to the 2014 NEC electrical standards, all laundry room electrical receptacles including the washing machine electrical connection should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.
- Garage electrical receptacles that are not connected to a ground fault circuit interrupter (GFCI) device are a SAFETY HAZARD. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- Exterior electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the exterior receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.
- Current building standards require a GFCI protected electrical receptacle near the exterior HVAC equipment for technician use.
- There did not appear to be enough smoke alarms located in required locations (SAFETY HAZARD).
- The smoke alarms were not electrically interconnected. Under current building standards, if one smoke alarm sounds, all other smoke alarms should be activated.
- Older style electric coil bathroom heaters were present. Older style electric coil bathroom heaters should be replaced for reasons of safety.
- The combustion, and or dilution air for the gas fired heating equipment was observed to be inadequate and was a SAFETY HAZARD. Inadequate combustion or dilution air at the gas heating equipment may allow vapors to accumulate or create conducive conditions for improper flame.
- Exterior water supply faucets were missing an anti-siphon device to prevent contaminants from entering the water supply. Lack of anti-siphon devices at exterior water supply faucets is a SAFETY HAZARD. Current building standards require non-removable vacuum breakers on all hose faucets.
- Older style gas valves require a tool to operate. Under current building standards, gas valves should be operable by hand for reasons of safety.
- The gas supply flex connector at the heating equipment was observed to be passing through the heating equipment cabinet. Only rigid black gas pipe is allowed to pass through the heating equipment cabinet (appliance wall) (SAFETY HAZARD).
- A gas oven, gas range or gas cooktop was installed with a range hood exhaust system which was not vented to the exterior. All gas appliances should be vented to the exterior of the structure. Lack of ventilation to the exterior of the structure is considered a SAFETY HAZARD and may allow harmful vapors to accumulate in the living area. There may be appliance manufacturer's guidelines that allow alternative ventilation of gas cooktops, ovens or ranges. Further evaluation is recommended.
- The dryer vent and duct were in need of cleaning. Flammable lint and other debris should be removed from the dryer vent and duct for reasons of SAFETY.
- The dryer vent for a gas fired dryer should be smooth metal with no screws in the air flow. Inadequate materials at the dryer vent pipe or duct were observed to be a SAFETY HAZARD and should be replaced.

Repair Items

- Performance Opinion:** Foundation and structural movement and/or settling have occurred. However, the foundation was supporting the structure at the time of the inspection. The buyer is encouraged to consult with a foundation specialist prior to closing if any concerns exist about the current or future foundation performance.
- Foundation slab corners have been sheared off (corner pop). This is a common condition in slab on grade foundations and should be repaired. Repairing corner pops is recommended to prevent moisture and wood destroying insect penetration.
- The gutters and downspouts contained leaves and other debris and should be cleaned out to allow for proper drainage.
- Inadequate clearance between exterior siding and roof covering materials was observed. There should be a space between the siding and roof covering. Space between the roof covering and siding provides proper ventilation and prevents water damage to the siding.
- The roof penetrations, plumbing vents or attic ventilation system was observed to be damaged and in need of repair. Damaged roof penetrations, plumbing vents or attic ventilation systems and covers should be replaced by a certified, licensed roof covering specialist.
- Current construction standards require a kick out flashing at the roof coverings and wall intersections.
- Insulation voids were observed in the attic space. Insulation voids may allow greater than normal loss of conditioned air and should be repaired.
- The soffit vents lack baffles in the attic to prevent insulation or other materials from blocking the soffit vents.
- Inadequate roof supports and or failed members were observed in the attic. Broken, damaged or missing roof supports or failed members may not support the roof structure and attic as intended and should be repaired or replaced as needed by a certified, licensed roof structure specialist.
- Fascia, soffit, eaves and or trim materials were observed to be damaged. Damaged fascia, soffits, eaves and trim materials should be repaired as needed to prevent further damage, wildlife penetration and moisture penetration.
- Damaged or missing attic gable vents or vent screens should be repaired to prevent wildlife penetration and other defects.
- Soffit vents were observed to be dirty, blocked by insulation or debris. Clogged soffit vents are an indication of inadequate attic ventilation and should be repaired as needed.
- Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. Heavy foliage limits the Inspectors visual observation of the exterior surfaces. Heavy foliage at exterior walls creates conducive conditions for material damage, wood destroying insects and moisture damage. Heavy foliage may damage exterior wall cladding.
- Several cracks in the exterior brick/stone veneer masonry walls were observed. These cracks in the exterior brick/stone veneer wall cladding were indications that movement or settlement has occurred. The inspector recommends that cracks in exterior walls be repaired and closely monitored. If concerns about the current or future foundation performance exist, the inspector recommends further evaluation by a certified, licensed foundation specialist.
- The exterior wood siding was observed to have some deterioration and/or damage. Damaged and deteriorated exterior wooden siding should be repaired to prevent wall damage, moisture penetration and wood destroying insects.
- Water damage and/or wood rot was observed at the exterior siding and/or trim. Damaged and deteriorated exterior wooden siding should be repaired to prevent wall damage, moisture penetration and wood destroying insects.
- Exterior sealants (caulking) were deteriorated or missing in some areas. Sealants applied in appropriate locations prevents moisture intrusion and insect penetration.
- At least one interior wall crack was observed and may be an indication of structural settling, movement or other defects. The cause of any interior drywall, texture and paint wall cracks should be determined and repaired as needed and

monitored over time for additional movement. If concerns about the foundation performance exist, the inspector recommends further evaluation by a certified, licensed foundation specialist.

- Several interior ceiling cracks were observed which is an indication of structural settling, movement or other defects. Ceiling drywall, texture and paint cracks should be repaired and monitored over time for additional movement. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist may be needed.
- Sub-floor squeaks were heard in the upstairs flooring. Subfloor squeaks may indicate that the nails have pulled out and are loose. The buyer should have the subfloor evaluated and secured when the floor covering is replaced if not before.
- Missing, loose or damaged floor covering transition strips should be repaired to avoid additional damage and trip hazards.
- The floor covering was noticeably stained or damaged and was in need of cleaning, repair or replacement.
- The wood floor covering was observed to be damaged. The cause of damaged wood flooring should be determined and repaired as needed.
- Damage to interior doors should be repaired.
- All interior doors should have door stops installed to prevent damage to adjacent interior wall coverings.
- Interior doors were observed to rub, stick or hit the door frames. Interior doors, that stick or hit the door frame may be an indication of movement, settlement or other defects. The cause of doors sticking or hitting door frames should be determined and repaired as needed.
- Deficient hardware was observed at interior doors and should be repaired or replaced.
- Interior doors which drift closed were observed. Interior doors, which drift, are an indication of movement, settlement or other defects. The cause of door drift should be determined and repaired as needed.
- Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice - This may be an *"as-built"* condition and was an accepted building practice at the time this home was constructed. Per Texas Standards of Practice we are required to report this condition as a deficiency because it is no longer an excepted building standard.
- The garage door or garage door hardware was observed to be damaged. Damaged garage door hardware, door panels and components should be repaired or replaced as needed.
- The overhead garage door appeared to lack a lift handle. Garage overhead doors should have installed at least one interior lift handle in accordance with manufacturer's instructions.
- The windows need sealant between the window frames and exterior wall cladding. Lack of, damaged or deteriorating sealant around window frames may allow moisture and insect penetration and should be repaired as needed.
- The window weather-stripping was observed to be damaged. Damaged or missing weather stripping around windows may allow moisture penetration, conditioned air loss and insect penetration and should be repaired.
- Windows that are difficult to open or close were observed. The cause of windows that are difficult to open or close should be determined and repaired as needed.
- Damaged window lift supports were observed. Damaged window lift supports may not hold windows in the open position and may allow glass or window frame damage. Damaged window lift supports should be repaired or replaced as needed.
- Damaged window screens were observed. Window screens help protect window glass from minor impact damage and prevent insect penetration at the windows. Damaged window screens should be repaired or replaced.
- Windows were observed to be missing window screens. Window screens help protect window glass from minor impact damage and prevent insect penetration at the windows. Missing window screens should be replaced.
- Windows were observed to be missing cap flashing. Missing window flashing should be repaired or replaced as needed.
- Thermal pane window seals have failed. Moisture and or discoloration is present between window glass panes. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and repair or replacement is needed.
- The fireplace chimney lacks a metal cap. This condition should be further evaluated and corrected as necessary. Masonry chimney caps are often not visible and are known to crack which allows moisture to penetrate the structure. Masonry chimney caps are considered inadequate by current building standards and should be replaced with metal caps.
- Cracks and/or deficiencies were observed in the poured concrete such as sidewalks, driveways, garage floors, porches

and or patios. Cracks in poured concrete may be an indication of material defects, lack of maintenance, movement or settlement. Cracks and other defects in poured concrete should be repaired and monitored over time for movement, deflection and deterioration.

The electric service panel did not have adequate clearance or accessibility. Adequate clearance and accessibility of 36" around the electric service panel should be maintained for reasons of safety.

The primary ground rods and conductors were not visible or were missing. It was common in older construction for the primary electrical ground to be connected to foundation metal components or other locations that may not be visible. Under current electrical standards, the primary ground rods and conductors should be visible. It is recommended that the electrical grounding conductor installation be further evaluated by a qualified electrical specialist.

One or more 220V electrical receptacle was observed to be without electric power. The reason for a lack of electric power at 220V electrical receptacles should be determined and repaired as needed by a certified, licensed electrical specialist.

Exterior electrical receptacles in wet locations were observed to lack weather tight bubble covers. Lack of weather proof bubble covers at electrical receptacles in wet locations is a SAFETY HAZARD and should be repaired by a certified, licensed electrical specialist.

Painted electrical receptacles were observed. Painted electrical receptacles are considered damaged and should be replaced by a certified, licensed electrical specialist for improved safety and performance.

The exterior HVAC equipment electrical disconnect was installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary by a certified, licensed electrician.

Damaged, missing, sagging or warped ceiling fan blades should be replaced.

Ceiling fans that are not balanced and wobble when operated should be repaired or replaced.

Light fixtures that are inoperative, missing bulbs or have burned out bulbs should be repaired or replaced as needed.

Exterior light fixtures should be sealed at the wall to prevent water intrusion for reasons of SAFETY.

Missing electrical fixtures should be replaced.

The doorbell was inoperative and was in need of repair or replacement.

Dirty or damaged heating equipment air filters may not perform as intended and should be replaced as needed or per manufacturer instructions. Dirty or damaged heating equipment air filters may result in damage to the heating equipment.

Dirty or damaged cooling equipment air filters may not perform as intended and should be replaced as needed or per manufacturer instructions. Dirty or damaged cooling equipment air filters may result in damage to the cooling equipment.

The cooling equipment secondary condensation drain was not installed and did not have a secondary drain float switch installed. Current building standards state that all cooling equipment secondary condensation drain lines should drain to an observable location or have a float switch installed in the secondary drain port.

The exterior HVAC equipment or support pad was not level and was in need of repair or replacement. Un-level HVAC equipment may not perform as intended. Inadequate HVAC support pads may affect HVAC performance.

The exterior HVAC equipment was not installed 3" above grade and was in need of repair. Inadequate elevation of the exterior HVAC equipment may allow moisture to penetrate the equipment, reduce equipment life and may affect performance.

The exterior HVAC equipment was installed too close to structure (<18"). Inadequate clearances at the exterior HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects.

Cooling and heating equipment return air ducts should not be installed behind doors or have household items blocking the return. Return air ducts installed behind doors or other items may restrict air flow and affect equipment performance.

The clearance between the toilet and adjacent wall or other surfaces was observed to be inadequate.

Toilets that are loose from the floor mountings should be reset.

The shower water supply plumbing was observed to be loose in the wall.

The tub/shower water supply fixtures lacked adequate sealant at the wall. Tub/shower water supply fixtures should be

properly sealed at the wall to prevent water damage.

- Damage to one or more bathtubs was observed.
- The lavatory sink was observed to be loose at the wall.
- There were gas fired appliances that did not have a "drip leg" installed. Under current construction standards, drip legs are required at the black iron gas pipe prior to a flexible gas line connection.
- Temporary accordion type plumbing at the waste drains should be repaired. Temporary plumbing at sink waste drains are a hidden fouling hazard and may cause water damage and create conducive conditions for wood destroying insects.
- Missing, damaged or inoperative mechanical drain stops at the sinks/tubs should be repaired.
- Roof penetration plumbing vents were installed too short and should extend at least 6 inches above the roof covering.
- Improper water heating equipment base supports or floors were observed. Improper water heating equipment base supports may not provide adequate support and should be repaired to prevent water heater damage, plumbing damage and water damage.
- The water heating equipment TPR drain line was improperly terminated at the grade level. Current building standards require that the TPR drain plumbing terminate with a 90 degree elbow facing down and be within 6" of the grade or other surface.
- The dishwasher lower kick plate was not properly installed. Missing dishwasher components should be replaced as needed.
- Missing and or damaged control knob indicators on the range/cooktop/oven should be repaired or replaced.
- Current building standards require that all bathrooms have installed a mechanical exhaust vent or an operable window to remove moisture from the air. Lack of an operable window or a mechanical exhaust vent in bathrooms is a deficiency and should be repaired.
- When an automatic garage door opener is installed the manual door locks should be disabled or removed to prevent damage to the garage door, garage door hardware and automatic garage door operator.
- The automatic garage door opener light was inoperative. The cause of inoperative automatic garage door opener lights should be determined and should be repaired or replaced as needed.
- The dryer vent flapper was stuck in open position and was in need of repair or replacement. Dryer vent flappers that are stuck in the open position may allow moisture, insect and unwanted wildlife intrusion.
- The landscape irrigation system lacks a sensor to disable the system in the event of rain or freezing temperatures.
- The landscape irrigation system electrical conduit needs sealant at the wall and should be repaired.
- The landscape irrigation system had missing and/or damaged sprinkler heads that should be replaced.
- The landscape irrigation system sprinkler heads were observed to spray the structure or in unwanted directions and require repair, replacement or adjustment.
- The landscape irrigation system had no water supply to one or more stations. The cause should be determined and should be repaired as needed.

Improvement & "As Built Condition" Items

- Tree(s) in close proximity to the foundation were observed.
- Inadequate grade slope away from the structure was observed.
- The attic insulation depth or thickness was inadequate. The recommended depth of attic floor insulation is 13+ inches to achieve an R38 rating. Inadequate attic insulation depth or thickness may allow greater than normal loss of conditioned air.
- Access doors from conditioned spaces to unconditioned spaces such as attics should be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. A wood framed or equivalent baffle or retainer should be installed when loose fill insulation is installed to assist in maintaining a consistent R-value.
- The electric service panel breaker use was not labeled. Each electric service panel breaker should be adequately

labeled as to what appliance or circuit it serves.

- Dual function breakers that provide both AFCI and GFCI protection are now available and became a National Electric Code (NEC) building standard in 2014. Under current electrical standards, AFCI protection is now required in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, kitchens and laundry rooms. Lack of AFCI protection in required locations is a SAFETY HAZARD.
- Current building standards require at least one GFCI protected electrical receptacle for every four feet of kitchen counter space. Improper spacing or the lack of GFCI protected electrical receptacles at the kitchen counters may not provide an adequate number of receptacles for modern kitchen appliances.
- Current building standards require that all utility rooms have a mechanical exhaust vent or an operable window for the removal of moisture from the air. Lack of an operable window or a mechanical exhaust vent in utility rooms is a deficiency and should be repaired.
- The landscape irrigation system could be improved with a zone map or diagram.

Items To Monitor

- Cracks in the foundation slab may be an indication of movement or settlement. Cracks in the foundation slab may lead to additional foundation deterioration and adverse foundation performance. This condition should be closely monitored and repaired as needed by a foundation specialist.

Deferred Cost Items

If Something Goes Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is often impossible for us to foresee a future problem.

We Sometimes Miss Minor Things:

During our inspection we often discover minor problems while we are looking for the more significant problems. While we try to note as many of the minor problems as we can, we concentrate on finding the more significant problems. These are the ones that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. You may have more than one roofing contractor say that the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we find ourselves in the position of first man in and consequently it is our advice that is often forgotten.

Why Didn't We See It?

You may have a contractor say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

A contractor may not know what is within the scope of a Home Inspection. The scope of a Home

Inspection is very specific, and all of our inspections are conducted in accordance with the Texas Standards of Practice for Home Inspectors. The Standards of Practice are very specific as to what is included and excluded from a home inspection.

Conditions During The Inspection: The conditions during the inspection are often very different than those when the contractor is present. It is often difficult for homeowners to remember the circumstances in the house at the time of the inspection. Weather conditions, temperature and time of day can drastically affect the way many of the home systems perform, leading to different results from the time of the inspection to the time the contractor is present in the home. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When a problem manifests itself, it is very easy to have 20/20 hindsight, and wonder why the inspector was not able to predict a particular problem. As inspectors, we have been trained to look at all of the evidence available at the time of the inspection and give the most accurate prediction we can with the knowledge we have.

A Limited Look: We typically spent 3-4 hours to conduct a Home Inspection. During that limited amount of time, we cannot completely disassemble components or examine every hidden component location.

We're Generalists: We are generalists; we are not specialists. HVAC contractors, roofers, electricians, plumbers, etc may all indeed have more expertise than we do in their specific field. As inspectors, we are trained in all of the home systems and components, and look for general conditions that may indicate the need for further evaluation by a specialist.

A Non-Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered a written guarantee or an insurance policy.

Any Street

Inspected Address

Grand Prairie

City

75052

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any).
H. There are a variety of termite control options offered by pest control companies.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended.

1A. Pest Inspection Network info@pestinspectionnetwork.com 1B. TPCL # 783068
Name of Inspection Company SPCB Business License Number
1C. 26504 Tuscan View San Antonio Texas 78261 972-989-2479
Address of Inspection Company City State Zip Telephone No.
1D. Paul Fourie TDA#769755 1.E Certified Applicator [] (check one)
Technician [x]
2. Case Number (VA/FHA/Other) 3. Monday, August 26, 2019
Inspection Date

4A. Buyer Name Seller [] Agent [] Buyer [x] Management Co. [] Other []
Name of Person Purchasing Inspection

4B. Name, Buyer
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [] Seller [] Agent [x] Buyer [x]
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. Single Family Residence
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes No

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Crawl Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: _____

7A. Conditions conducive to wood destroying insect infestation? Yes No

7B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
Insufficient ventilation (T) Other (C) Specify: _____

8. Inspection Reveals Visible Evidence in or on the structure:

Table with 4 columns: Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: NONE

8G. Visible evidence of: NA has been observed in the following areas: NA
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank.

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No

If "Yes", specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No
Specify reason: Preventive treatment and correction of all conducive conditions by a local qualified pest control specialist is recommended.
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: N/A

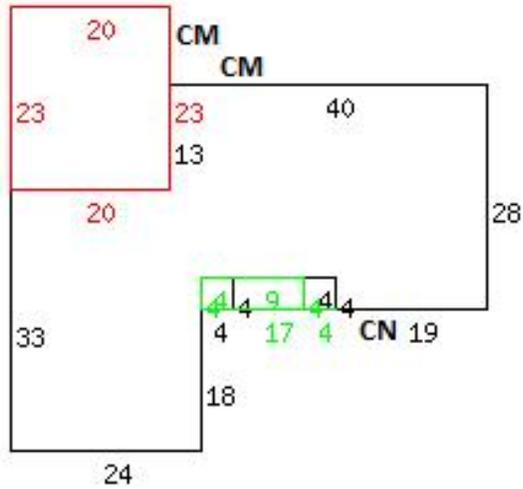
- If treating for subterranean termites, the treatment was: Partial Spot Bait Other
If treating for drywood termites or related insets, the treatment was: Full Limited

10B. N/A Date of Treatment by Inspecting Company N/A Common Name of Insect N/A Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes No List Insects: _____
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify [\(See section 7B. for conducive conditions letter codes\)](#)



Additional Comments _____

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

Notice of Inspection Was Posted At or Near

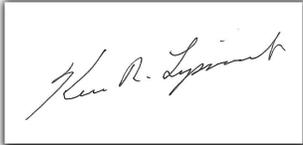
11A. Paul Fourie, #769755 _____



Inspector

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:



11B. _____ CA#781201
Certified Applicator and Certified Applicator License Number

12B. Date Posted : 08/26/2019 _____
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee

Date

WDI REPORT PREPARED EXCLUSIVELY FOR:

Buyer Name, ,
Any Street, Grand Prairie, TX, 75052



