



# Fouries Home Inspection

*Know before you Buy*

COMPLETE HOME INSPECTION  
Prepared Exclusively For: Buyer Name

Any Street, Mesquite, TX, 75150



Inspected by Paul Fourie, Lic.#: 22325 on 07/22/2019  
Phone: (972)989-2479, Email: [paul@fourieshomeinspection.com](mailto:paul@fourieshomeinspection.com)

## PROPERTY INSPECTION REPORT

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**Prepared For:** Buyer Name  
(Name of Client)

**Concerning:** Any Street, Mesquite, TX 75150  
(Address or Other Identification of Inspected Property)

**By:** Paul Fourie, Lic #22325 07/22/2019  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

or future reports.

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

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

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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**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.**

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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 NI NP D

## 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:** Signs of structural movement and/or settlement were observed. The foundation may not be supporting the structure as intended. The inspector recommends that an expert in this field be consulted for further evaluation of the structure and foundation and to provide suggestions as to what, if any, corrective actions should be taken. The observations made to support this opinion are listed but not limited to the following:

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.

I=Inspected

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Exposed or damaged metal foundation reinforcement components were observed. Exposed or damaged metal foundation reinforcement components may lead to additional foundation deterioration and adverse foundation performance. This condition should be repaired as needed by a foundation specialist.



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.



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The inspector observed frieze board separations that were an indication of movement or settlement.



Greater than normal separations between window frames and walls were observed which is an indication of movement, settlement or other defects that should be repaired. The cause of separations between walls and window frames should be determined 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 in need of repair. The cause of un-level or sloping floors should be determined and repaired as needed.

Doors which rub, stick or hit the door frames were an indication of foundation movement, settlement or other defects which should be repaired (See Doors).

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

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

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

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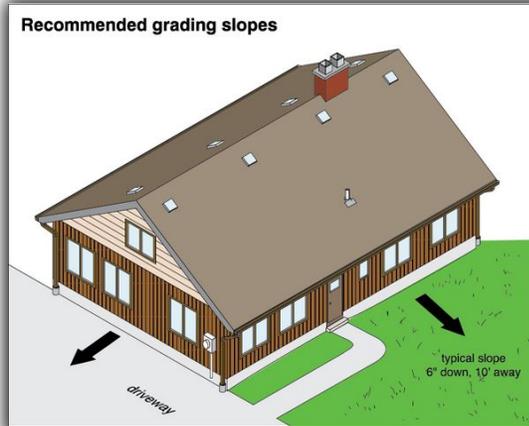
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**B. Grading and Drainage**

*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.



High soil levels were observed at the foundation/brick line. 4 to 6 inches of the foundation perimeter beam should be visible. High soil levels may block weep holes and prevent proper wall ventilation. High soil levels create conducive conditions for wood destroying insects and water intrusion. High soil levels prevent the inspector from observing the foundation perimeter beam. Correction of inadequate grading clearance to exterior wall and foundation surfaces is recommended.

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Grading and drainage could be improved with the installation of rain gutters. Properly installed rain gutters can prevent erosion and water ponding and help direct water away from the foundation.



Damaged or leaking rain gutters and downspouts should be repaired. Damaged or leaking rain gutters and downspouts create conducive conditions for siding deterioration, soffit/eave damage, roof covering damage, water penetration and inadequate grade drainage.

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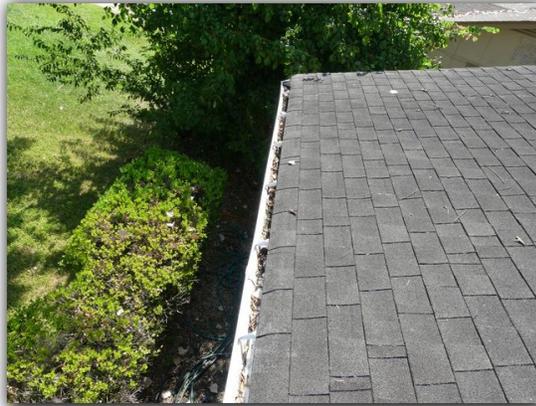
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The gutters and downspouts contained leaves and other debris and should be cleaned out to allow for proper drainage.



Planter(s) adjoining the structure create conducive conditions for wood destroying insects, moisture penetration and prevent the inspector from observing the foundation and or walls in these areas.



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**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 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.

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.



Roof covering shingles that do not lay flat on the roof deck were observed. Roof covering shingles that do not lay flat on the roof deck were an indication of improper installation, damaged underlayment or other defects. Roof covering shingles that do not lay flat on the roof deck may allow further deterioration of the roof covering, deterioration of the roof structure, water penetration or other damage.

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Additional sealants were installed at the roof covering materials or flashings. Added sealants may be an indication of previous repairs, water intrusion, improper installation or other defects.



Exposed nail heads were observed at the roof coverings. Exposed nail heads may allow water penetration and were in need of repair.



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Roof covering flashings were observed to be lifting, damaged or improperly installed and were in need of repair or replacement. Lifting, damaged or improperly installed flashings may allow water penetration.



Leave, sticks, branches and other debris were observed on the roof covering and may contribute to roof covering material damage and water penetration. The roof covering surfaces should be free of leaves, sticks, branches and debris.



**NOTE:** The roof covering materials should be professionally inspected annually and after storms

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as part of a routine maintenance plan.

**D. Roof Structures and Attics**

*Comments:*

**Attic Space Viewed From:** Some areas Obstructed from view

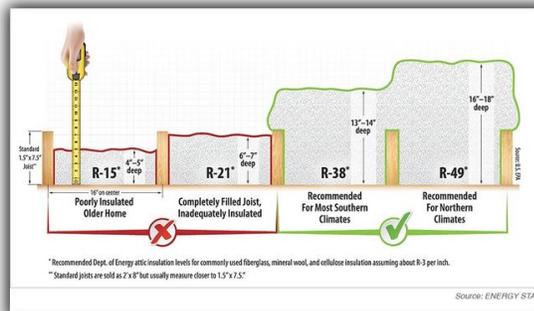
**Average Depth of Insulation:** 0-3 Inches

**Insulation Type:** Loose Fill Insulation

**Description of Roof Structure:** Truss 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.

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.



Water stains were observed on the roof sheathing (decking). The cause of the water stains should be determined. You are strongly encouraged to have your insurance company and a certified, licensed roofing contractor to physically inspect the roof covering materials, prior to closing, to fully evaluate the insurability and condition of the roofing material.



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Damaged roof sheathing was observed in the attic. Damaged roof sheathing may not support the roof covering materials as intended and or may allow water penetration. Damaged roof sheathing should be replaced by a certified, licensed roof covering specialist.



Openings were observed in the attic at electrical, plumbing, duct work or other penetrations where they pass through structural framing. These opening should be sealed for improved FIRE SAFETY.



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.

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



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).

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

*Comments:*

**Exterior Walls:**

**Siding Materials:** Brick, Wood, Wood Byproducts

Wood fencing in contact with the structure creates conducive conditions for wood destroying insects. Wood fencing materials should be trimmed back so as not to be in contact with the exterior wall surfaces.



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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Mortar is damaged, separated or missing in one or more areas. Missing, separated or damaged exterior masonry mortar may allow moisture penetration and should be repaired.



Peeling, damaged or deteriorating paint, stain and/or sealant was observed at the exterior wall cladding. Peeling, damaged and deteriorating paint or sealant should be repaired to prevent moisture penetration and deterioration of materials.

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Peeling, damaged or deteriorating paint, stain and/or sealant was observed at the exterior trim. Peeling, damaged and deteriorating paint or sealant should be repaired to prevent moisture penetration and deterioration of materials.



Some siding fasteners were observed to be not painted. Unpainted siding fasteners should be repaired.



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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Weep holes were not open, were missing and/or were improper spaced at the lower brick/stone of the exterior walls. Weep holes should be installed and properly spaced to provide proper wall ventilation.



**Interior Walls:**

**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.

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Cosmetic damages to interior wall coverings, drywall, texture and paint were observed to be in need of repair.



Multiple interior wall cracks were observed and were 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. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended.



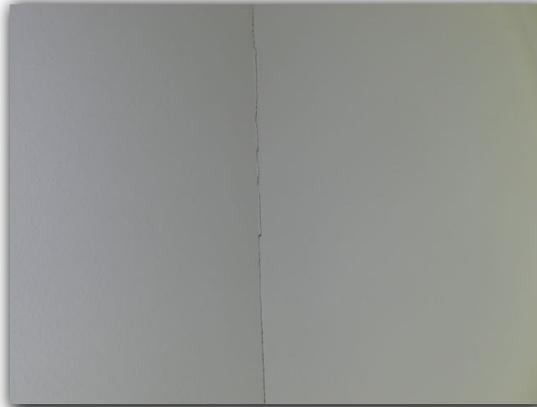
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Damaged or unfinished drywall was observed in the garage. Penetrations in ceiling or wall drywall between vehicle storage areas and living spaces are considered a SAFETY HAZARD and should be repaired.



**Wood Destroying Insects:**

Indications of **wood destroying insect damage or activity** was observed. There may be more damage than what was visible at the time if the inspection. Further evaluation is recommended.



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**F. Ceilings and Floors**

*Comments:*

**Ceilings:**

Multiple interior ceiling cracks were observed which is an indication of structural settling, movement or other defects. The cause of any interior ceiling drywall, texture and paint wall cracks should be determined and repaired as needed. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended prior to closing.



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

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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.



**Floors:**

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.

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Cosmetic cracks and damaged floor tile(s) and or tile grout should be repaired.



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

*Comments:*

**Interior Doors:**

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

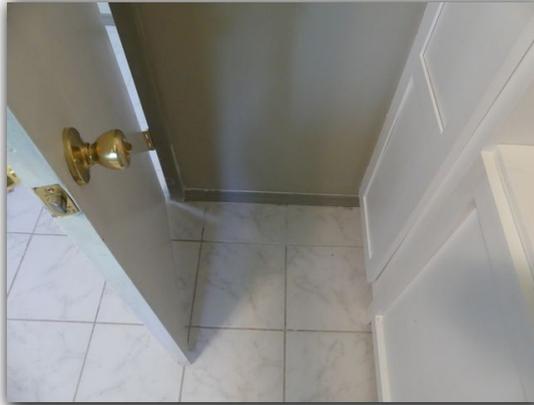
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Interior doors which are in contact with the floor covering should be repaired. Door which are in contact with floor covering may damage the flooring.



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.



Interior doors should be cut at the bottom to allow for return HVAC air circulation..

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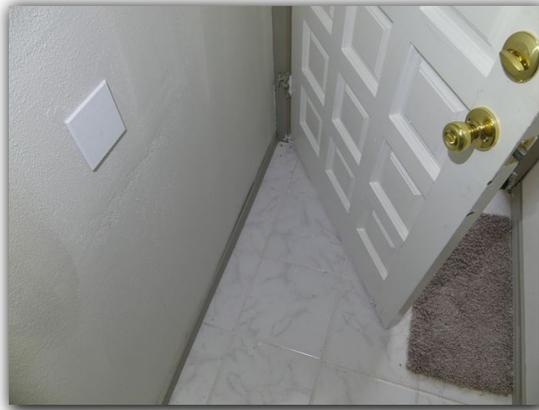
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**Exterior Doors:**

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



Damaged or missing exterior door weather stripping should be replaced. Missing or damaged exterior door weather stripping creates conducive conditions for moisture intrusion and conditioned air loss.



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Exterior doors that rub, stick or hit door frames were observed. Exterior doors that stick, rub, hit the door frame or do not perform as intended are indications of movement, settlement or other defects. The cause of exterior doors that rub, stick or hit door frames should be determined and repaired as needed.



**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.



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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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The garage entry door was observed to have damaged weather stripping. Under current building standards, the entry door between the garage and the residence should be well sealed to prevent vehicle storage area fumes from penetrating the structure. Lack of an airtight garage entry door is a SAFETY HAZARD.



**Garage Door:**

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.



I=Inspected

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- Damaged or missing garage door weather stripping should be replaced.



- Older style garage door locks, hinges, springs or side ropes that have not been made safe or disabled are a SAFETY HAZARD and should be replaced prior to closing.



- NOTE:** See Garage Door Operators.

**H. Windows**

*Comments:*

- NOTE:** Solar screens or storm windows have been installed over the windows. Solar screens and or storm windows prevent visual inspection of windows.

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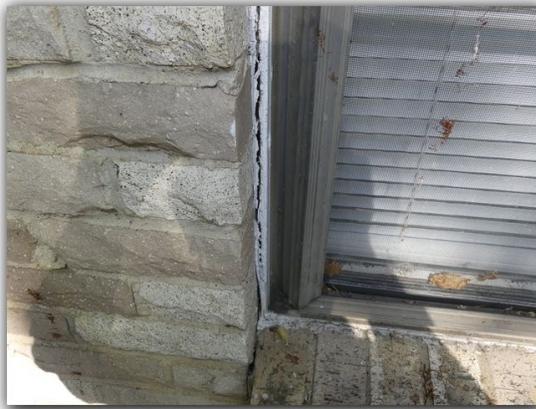
NP=Not Present

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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.



Damaged, missing or inoperative window lock(s) were observed. Damaged, missing or

I=Inspected

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D=Deficient

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inoperative window locks are a SAFETY HAZARD and should be repaired prior to occupancy.



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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The window above the tub/shower did not appear to have a safety glass etching or label. Glass less than 5' above the tub/shower should be tempered safety glass. Lack of safety glass in required locations is a SAFETY HAZARD and should be replaced.



### I. 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](http://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](http://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.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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inspection. A creosote or soot build-up may be flammable and should be corrected prior to fireplace use.



The fireplace firebox brick and or brick mortar have been damaged. Damaged firebox brick or mortar may allow heat to transfer to flammable materials and is a SAFETY HAZARD that should be repaired by a qualified fireplace specialist.



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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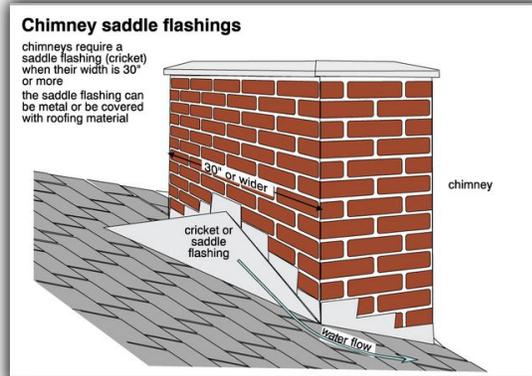
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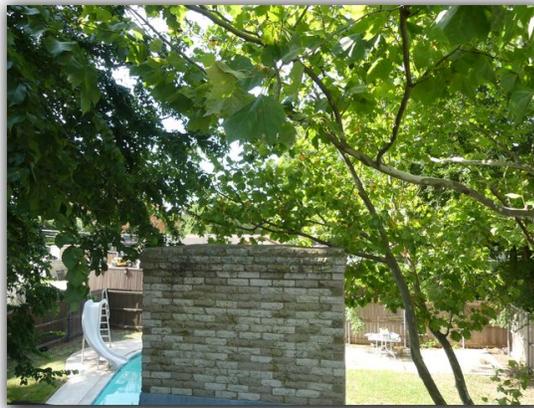
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There is no cricket or saddle in place behind the roof level chimney structure. Under current building standards, there should be a cricket or saddle installed behind the ridge side of any chimney greater than 30-inches wide. You are encouraged to 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 tree branches within 10' of the chimney were observed to be a SAFETY HAZARD and should be removed. Flammable materials such as tree limbs should not be within 10' of the chimney for reasons of safety.



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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A damaged or missing chimney spark arrester was observed to be a SAFETY HAZARD and should be repaired or replaced by a qualified chimney specialist.

**J. 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.



Differential movement of the flatwork such as garage floors, driveways, walkways or patios was observed. Differential movement in flatwork may be an indication of movement, settlement or other defects and should be repaired as needed.

I=Inspected

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D=Deficient

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**K. 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**

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- 
- 
- 

**A. Service Entrance and Panels**

*Comments:*

**Type of Electrical Conductors:** Aluminum  
**Location:** Garage  
**Rating:** No Visible Main Breaker With Labeling



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**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**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.



There did not appear to be a main electric disconnect within the electric service panel. Current standards require that the main disconnect be located in the electric service panel when there are six or more breaker switches. The inspector may not locate or inspect main disconnects or other electrical devices not installed within the electric service panel. If the main disconnect is not installed in the electric service panel, the buyer should have the electric service entrance, service panel and electrical system further evaluated by a certified, licensed electrical specialist.



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.

I=Inspected

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The electric service panel cabinet cover plate or dead-front screws were observed to be sharp (SAFETY HAZARD) and should be replaced with the proper screws.



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/or not protected from sharp edges are a SAFETY HAZARD and should be repaired by a qualified electrical specialist.



I=Inspected

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D=Deficient

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Blank spaces (missing breakers) in the electrical service panel were observed to be missing filler covers. Missing or unused breaker slots should be covered with electrical fillers to prevent the unwanted entry of pests, moisture or other items. Lack of a cover filler at missing or unused breaker slots is considered a SAFETY HAZARD and should be repaired as needed by a qualified electrical specialist.



Double tapped breakers were observed to be a SAFETY HAZARD in the electric service panel. Each breaker should provide electric service to only one circuit. The inspector recommends that the electric service panel be further evaluated and repaired or replaced as needed by a certified, licensed electrician.

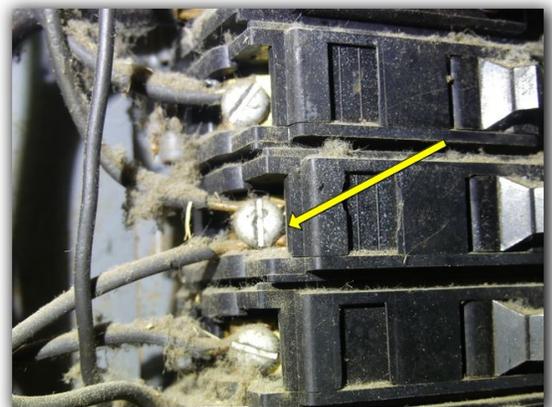
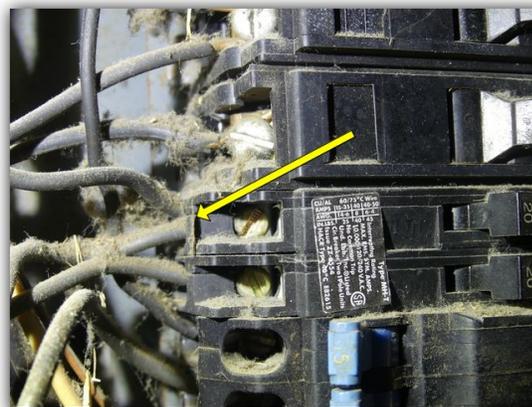
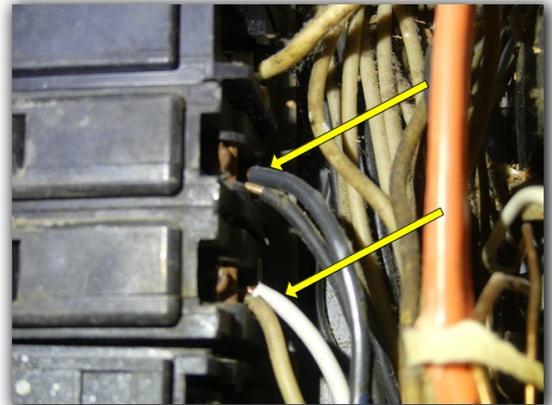
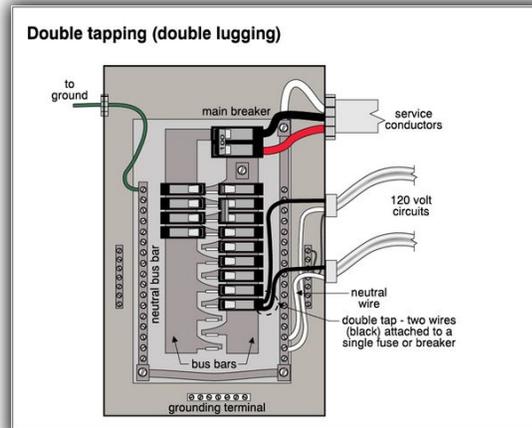
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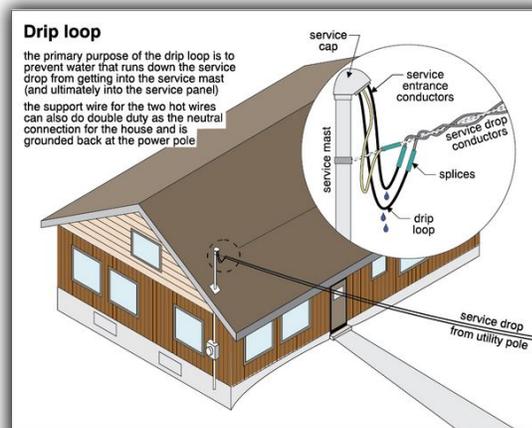
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☑ The drip loop at the electrical service entrance conductors was observed to be inadequate. The service wires should form an 18" downward drip loop where they meet the service mast. This ensures that water will drop off the wires, rather than run into the service mast. An inadequate drip loop at the service entrance conductors is a SAFETY HAZARD and should be repaired by the local utility provider.



☑ The overhead service drop electrical conductors had inadequate clearance from tree branches.

I=Inspected

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This condition may result in abrasion and damage to the electrical conductors. The inspector recommends correction by a qualified contractor. Work around electric service conductors should be performed by a qualified contractor only. Injury or death may result from attempts at correction by those without proper qualifications.



**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.

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).

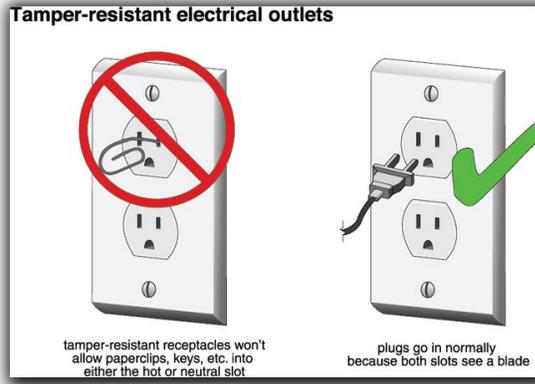
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Inoperative electrical receptacles were observed. The cause of inoperative electrical receptacles should be further evaluated and repaired or replaced as needed by a certified, licensed electrical specialist.



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.



Painted electrical receptacles were observed. Painted electrical receptacles are considered

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damaged and should be replaced by a certified, licensed electrical specialist for improved safety and performance.



Electrical receptacles, switches and or covers were observed to be loose, damaged, missing or missing screws and were in need of repair. Damaged or missing electrical receptacles or switches should be repaired by a certified, licensed electrical specialist.



**Electrical Conductors:**

Unprotected electrical conductors were observed at the exterior. Unprotected electrical

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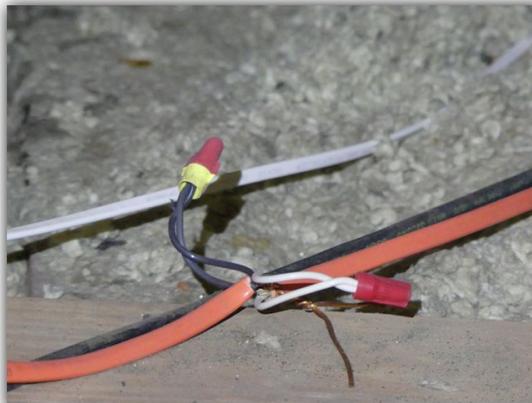
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conductors should be relocated or protected by a rigid conduit. Unprotected electrical conductors should be repaired by a certified, licensed electrician.



Improperly terminated electrical conductors were observed. All electrical conductor connections should be installed in sealed junction boxes for reasons of safety. Improperly terminated electrical conductors should be repaired by a certified, licensed electrical specialist.



**Grounding & Bonding:**

A two conductor electrical system was installed without the benefit of a ground wire (common in

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D=Deficient

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older homes). Modern electrical devices may be damaged by improperly grounded electrical receptacles. This condition should be further evaluated and corrected as needed by a certified, licensed electrician.



Three prong ground type electrical receptacles were installed on a two conductor electrical system (common in older homes). Modern electrical devices may be damaged by improperly grounded electrical receptacles. This condition should be further evaluated and corrected as needed 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.

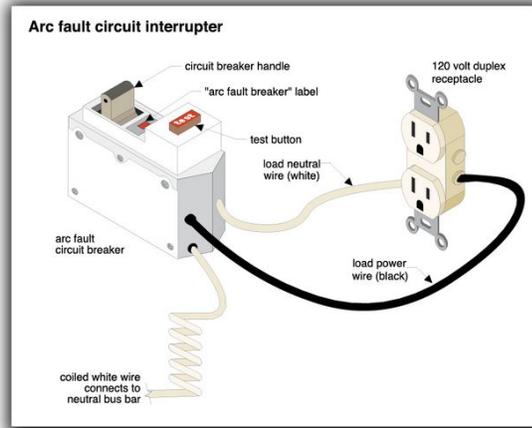
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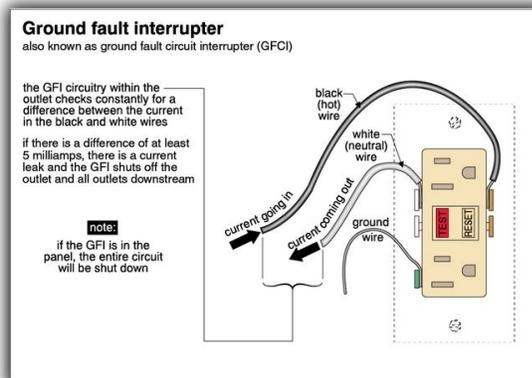
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**Ground Fault Circuit Interruption (GFCI) Protection:**



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.



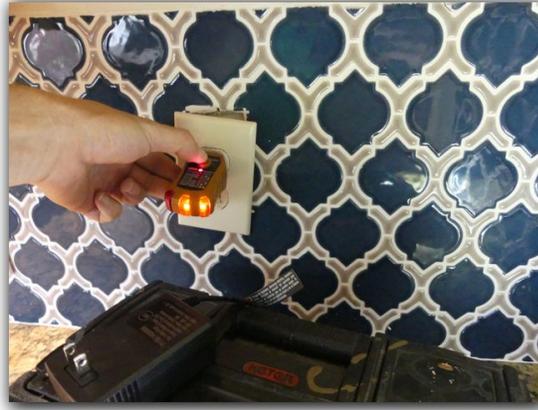
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The food waste disposer electrical receptacle was observed to lack ground fault circuit interrupter (GFCI) device protection. According to the 2014 NEC electrical standards, food waste disposer electrical receptacles should be GFCI protected. Lack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



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



I=Inspected

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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 at least one GFCI protected electrical receptacle within three feet of each bathroom sink. Improper spacing or the lack of GFCI protected electrical receptacles at the bathroom sink may not provide adequate electrical receptacles for modern bathroom appliances.



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.

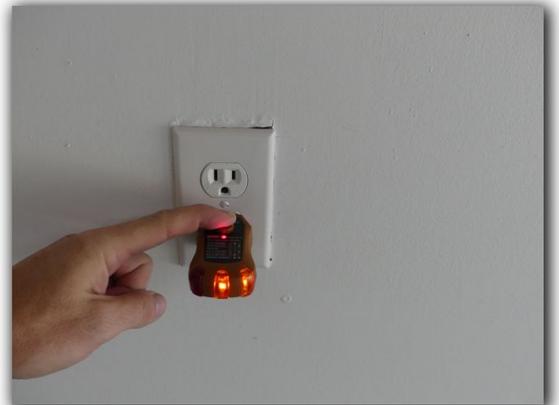
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**Electrical Fixtures:**

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



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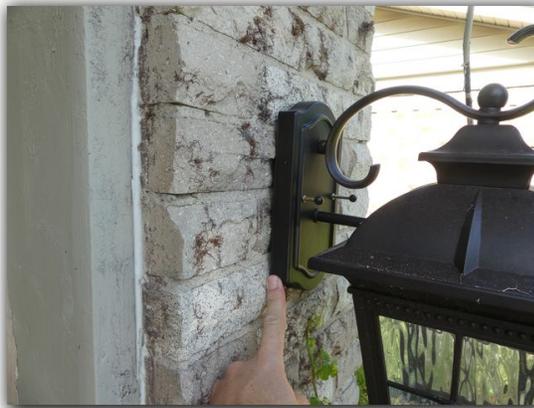
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Light fixtures with missing/damaged globes or covers were observed to be in need of repair or replacement.



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



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

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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).



**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**

**A. Heating Equipment**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**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 exchangers life expectancy. Normal service and maintenance of the heating equipment is recommended quarterly by a qualified cooling equipment specialist.

☑ **NOTE:** There were no utilities available to the structure at the time of the inspection. Heating equipment is not inspected without electric and or gas utilities. The buyer is encouraged to have the heating equipment further evaluated by a certified, licensed HVAC specialist or re-inspected (additional fee) when utility service is available.

☑ 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:



☑ The heating equipment air filter was not installed. Missing heating equipment air filters may result in damage to the heating equipment. Heating equipment air filters should be installed and maintained per manufacturer instructions.



I=Inspected

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D=Deficient

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Heating equipment showed signs of being dirty and a lack of maintenance. Improperly maintained heating equipment may not perform as intended. The inspector recommends cleaning, servicing, and further evaluation of the heating equipment by a licensed professional.



Signs of rust or corrosion were observed at the heating equipment. Rust, corrosion or discoloration may be indications of age, wear, lack of maintenance or other defects. The heating equipment should be further evaluate by a certified, licensed heating equipment specialist and repaired or replaced as needed.



**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.

There were indications of water penetration at the heating equipment gas exhaust flu. The cause of the water staining or leakage should be determined an should be repaired as needed.

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NI=Not Inspected

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Older style gas valves require a tool to operate at the heating equipment. Under current building standards, gas valves should be operable by hand.



The heating equipment gas exhaust flue was observed to be too close to combustible materials and was a SAFETY HAZARD. Defects in gas exhaust flues should be repaired prior to use of the equipment.



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

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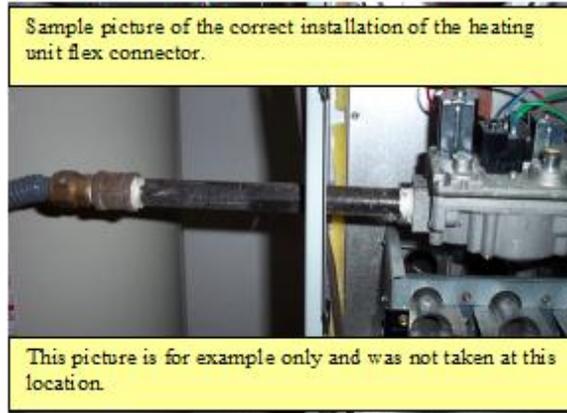
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black iron gas pipe pass through the heating equipment cabinet wall before being connected to flexible gas connectors for reasons of safety.



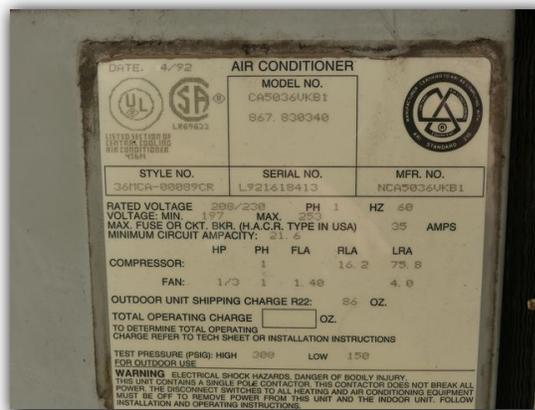
**B. Cooling Equipment**

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.

The cooling 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 cooling equipment until repair or replacement is needed. Repairs or improvements were needed at the cooling equipment. The observations made to support this opinion are listed but not limited to the following:



The ceiling in the cooling equipment closet was missing, damaged, improperly sealed or lacked an adequate screen. Open ceilings in cooling equipment closets may allow loss of conditioned air, reduce energy efficiency or may allow entry of unwanted wildlife. Repair is recommended.

I=Inspected

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D=Deficient

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### 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: Hall Closet

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

Supply Air Temp: 39.2 °F

Return Air Temp: 62.6 °F

Temp. Differential: 23.4 °F



The cooling equipment air filter was not installed. Missing cooling equipment air filters may result in damage to the cooling equipment. cooling equipment air filters should be installed and maintained per manufacturer instructions.

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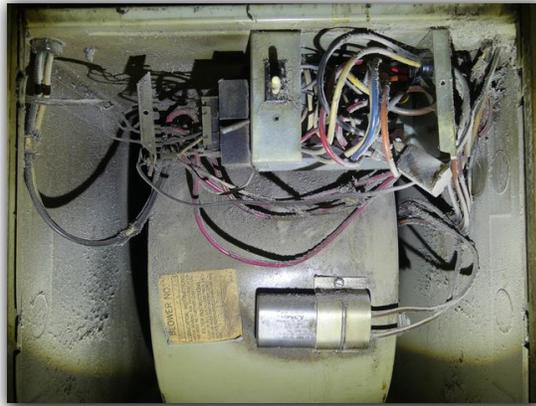
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The cooling equipment showed signs of being dirty. Cleaning, servicing and / or further evaluation by a licensed professional is recommended.



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



The exterior HVAC equipment support pad is too small. Inadequate exterior HVAC equipment

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D=Deficient

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pads may not provide adequate support and may affect equipment performance. Inadequate exterior HVAC equipment pads should be replaced.



The HVAC condenser unit coil fins were damaged / dirty and in need of service, repair or replacement. Dirty or damaged HVAC equipment coil fins may result in equipment damage, inadequate performance, reduced equipment life or other defects.



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

*Comments:*

The HVAC ductwork insulation was observed to be damaged. Damaged HVAC ductwork insulation may allow conditioned air to escape into unwanted areas. Damaged HVAC ductwork insulation may create conducive conditions for condensation or other moisture intrusion defects.

I=Inspected

NI=Not Inspected

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D=Deficient

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#### 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

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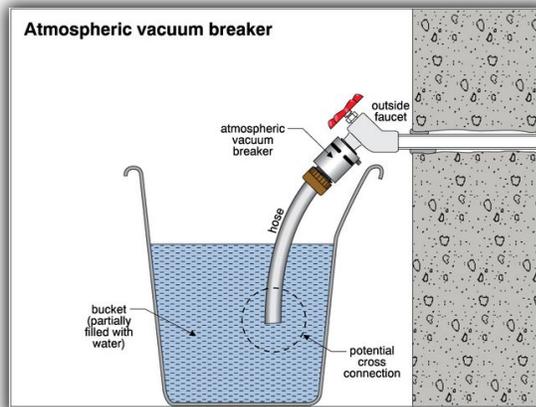


**NOTE:** Slab construction prevents visual inspection of plumbing located in or below concrete slabs. Plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope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



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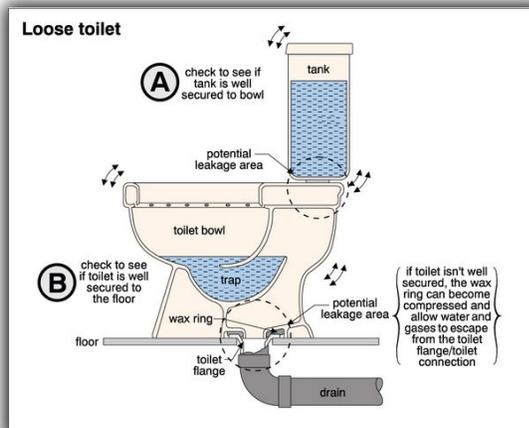
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**Toilets:**

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



**Tubs & Showers:**

- Leaking tub/shower water supply fixtures should be repaired or replaced.



I=Inspected

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D=Deficient

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- 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.



**Lavatories:**

- The lavatories 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.

**Kitchen Sink:**

- Damaged kitchen sink water supply fixtures should be repaired or replaced to prevent water leaks and water damage.

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**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 certified, licensed master plumber.



The gas supply system was not inspected.

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

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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).

Sample picture of the correct installation of the heating unit flex connector.



This picture is for example only and was not taken at this location.



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.

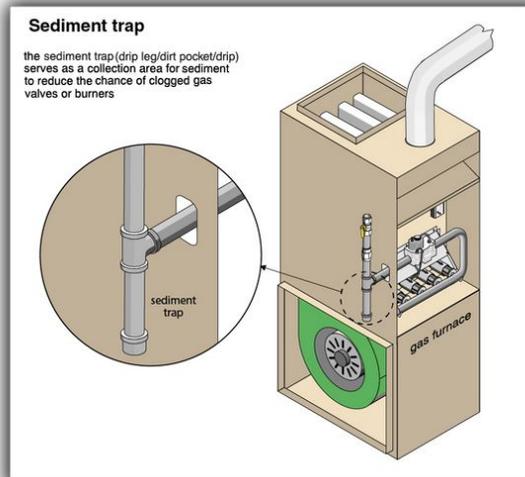
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**B. Drains, Wastes, and Vents**

*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.



- Waste drains were slow to drain at sinks or tubs. The cause of slow drains should be determined and should be repaired or replaced as needed.

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Roof penetration waste drain plumbing vents should be painted or wrapped with the appropriate protective material.



**C. Water Heating Equipment**

*Comments:*

**Energy Source:** Gas

**Capacity:** 40 Gallons

**Location:** Hall Closet

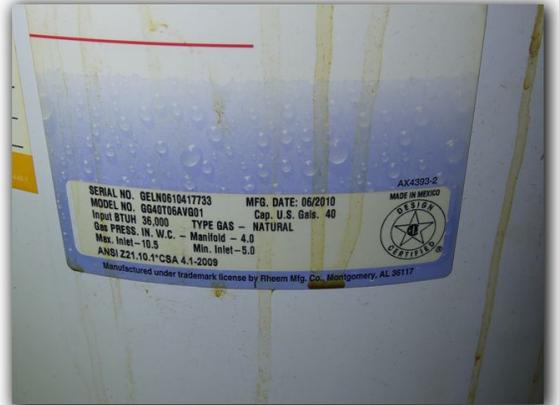
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**NOTE:** One or more utility services were not available to the structure at the time of the inspection. The water heater performance was not inspected. The buyer is encouraged to have the water heater further evaluated by a certified, licensed water supply specialist and or re-inspected (additional fee) when the utilities are available.

The water heating equipment appeared to be an older appliance at the end of its lifespan and the future life expectancy cannot be determined. The Average lifespan of a water heater is 8-12 years depending on usage and other factors. Yearly maintenance and close monitoring for rust, leaks or other defects is recommended. You can continue to use and service the water heating equipment until replacement is necessary.

The water heating equipment tank showed indications leaking and was in need of repair or replacement.



The water heating equipment was installed without an overflow pan. Current building standards state that all water heaters should be equipped with an overflow pan with a drain that drains to the exterior of the structure if leaks would cause damage.

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Corrosion and / or signs of an intermittent water leaks were observed at the water supply valve or water heating equipment plumbing connections. Water leaks and corrosion at the water heating equipment may cause water damage and should be repaired or replaced as needed by a certified, licensed water heating equipment specialist.



**Gas Water Heating Equipment:**

The gas-fired water heating equipment was installed too close to combustible materials and was observed to be a SAFETY HAZARD at the time of the inspection. Adequate clearance from flammable materials should be maintained at all times for reasons of safety.

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The gas/flu vent has some portion that appears to be an asbestos material which is a known health risk and SAFETY HAZARD. Asbestos materials require specialized handling by a qualified specialist and should not be handled otherwise.



The water heating equipment gas exhaust vent draft hood lacks screws that secure the draft hood to the flu. The draft hood and gas exhaust flu should be connected with screws to prevent separation. Separations between the draft hood and the gas exhaust flu are a SAFETY HAZARD and should be repaired prior to operation of the water heating equipment.



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Gas flue/vent is loose, damaged, improperly installed or poorly connected at water heating equipment and was observed to be a SAFETY HAZARD. Loose, damaged, improperly installed or poorly connected gas exhaust flu should be corrected. Loose, damaged, improperly installed or poorly connected gas exhaust flues are a SAFETY HAZARD and should be repaired prior to operation of the water heating equipment.



The gas-fired water heating equipment was not properly vented for combustion and dilution air. Improper ventilation at the gas water heating equipment was observed to be a SAFETY HAZARD and may allow unwanted vapors to accumulate. Improper gas water heater ventilation may affect water heater performance. Further evaluation is recommended.

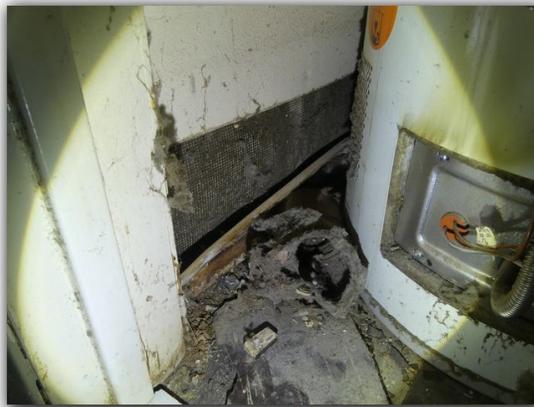
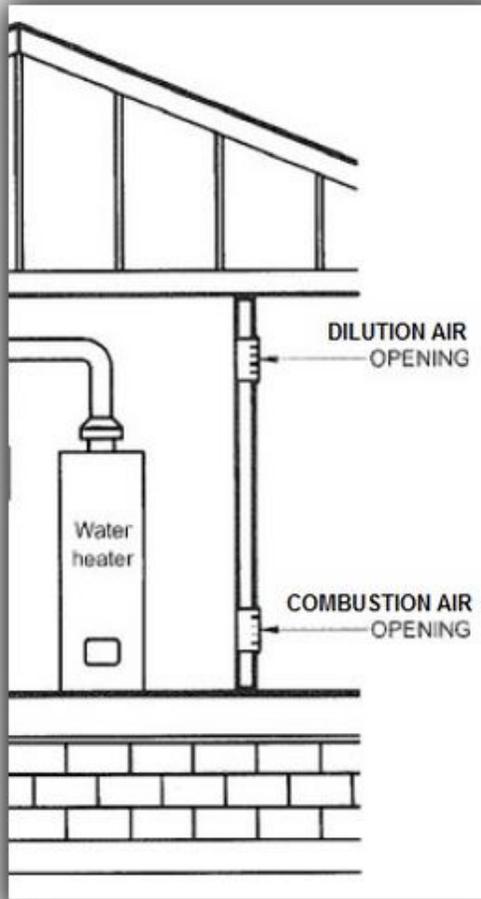
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**Water Heating Equipment Temperature and Pressure Relief Valve (TPR Valve):**

- 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 lacks gravity drainage or runs uphill at some point.

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Lack of properly installed TPR drain line plumbing may result in water damage and should be repaired by a qualified plumbing specialist.



## V. APPLIANCES

### A. Dishwashers

*Comments:*

### 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:*

The range exhaust vent system was inoperative or did not perform as intended and is in need of repair or replacement.



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

*Comments:*

**Oven Energy Source:** Electric

**Cooktop Energy Source:** Electric

The range, cooktop or oven was observed to be inoperative and did not perform as intended and is in need of repair or replacement.



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**E. Microwave Ovens**

*Comments:*

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

*Comments:*

The mechanical exhaust vents and or bathroom heaters terminated in the attic. Today's current building standards state that mechanical exhaust vents and or bathroom heaters should terminate at the exterior of the structure. *This may be an "as-built" condition and was an accepted building practice at the time this home was constructed but it is no longer an excepted building standard. Repair is recommended.*

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**G. Garage Door Operators**

*Comments:*

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**H. Dryer Exhaust Systems**

*Comments:*

The dryer vent 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.

**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.

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

*Comments:*

**Pool/Spa Construction Type:** Gunite - Plaster surface

**NOTE:** The objective of our limited visual pool and spa equipment inspection is to determine if the equipment would benefit from inspection, repairs or improvements by a certified, licensed pool and spa specialist. The scope of our inspection includes a limited visual inspection of electrical system, circulation system, barriers, interior surface and decking. We do not dismantle pool and spa components. Water chemistry is not evaluated. We do not inspect or operate heaters, cleaning equipment, control valves, chemical injectors or similar components. Pools, spas, hot tubs and equipment are inspected according to today's [Texas Standards of Practice](#).

**Pool/Spa Safety:**

All pedestrian access gates should open outward away from the pool, should be self-closing and have a self-latching device. The gate release mechanism should be located less than 54

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inches from the bottom of the gate. A second release mechanism should be located on the pool side of the gate at least 3 inches below the top of the gate. Improperly installed pool/spa access gates and gate latches were observed to be a SAFETY HAZARD and should be repaired as needed.



The homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sounds continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm. Lack of an audible alarm or self-closing door with egress to pool/spa areas was observed to be a SAFETY HAZARD.



There was a diving board and/or slide installed at the pool/spa. The U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of SAFETY. The buyer is also encouraged to learn more about how an installed diving board or slide may affect insurance.

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**Pool/Spa Water Condition:**

- The pool/spa water was cloudy, discolored, and was an indication that maintenance and or repairs are needed.



**Pool/Spa Surfaces:**

- The pool/spa surface was obscured by leaves, dirt or other debris which limits the inspection of pool/spa surfaces. Leaves, dirt or other debris in the pool were an indication that maintenance or repairs were needed.

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There was algae growth on the pool/spa surfaces. Algae growth was an indication that pool/spa maintenance or repairs are needed.



The pool/spa sealant (Deck-O-Seal) between the coping and decking was in need of repair or replacement.



Pool/spa tiles, coping, and decks were observed to be cracked or damaged. The cause of cracked or damaged tiles, coping and decks should be determined and should be repaired or replaced as needed.

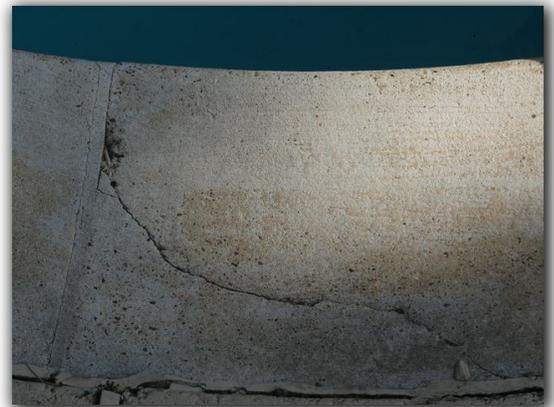
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**Pool/Spa Plumbing And Equipment:**

- The pool/spa lighting fixtures were inoperative and should be repaired or replaced as needed by a qualified pool/spa specialist.
- Water leaks in the pool/spa aboveground pipes and/or equipment were observed to be in need of repair.

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The lack of pool/spa required ground-fault circuit interrupter protection was observed to be a SAFETY HAZARD. All pool/spa electrical equipment and electrical receptacles should be GFCI protected and properly bonded.



Lack of bonding at pump motor, water heater, blower, or other electrical equipment to ground was observed to be a SAFETY HAZARD. Inadequate electrical bonding should be further evaluated by a qualified specialist.

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**Pool/Spa Water Heaters:**

No pool/spa water heating equipment was present at the time of the inspection.

**Pool/Spa Sweeper, Cleaner or Polaris:**

No pool/spa sweeper, cleaner or "Polaris" type equipment was present at the time of the inspection. A pool cleaning service or other pool cleaning methods may be in use. The inspector recommends that the buyer obtain more information about the pool/spa cleaning and maintenance.

## **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**

- Performance Opinion:** Signs of structural movement and/or settlement were observed. The foundation may not be supporting the structure as intended. The inspector recommends that an expert in this field be consulted for further evaluation of the structure and foundation and to provide suggestions as to what, if any, corrective actions should be taken.
- Areas of the interior floors did not appear to be level and were an indication of movement, settlement or other defects in need of repair. The cause of un-level or sloping floors should be determined and repaired as needed.
- 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.
- Additional sealants were installed at the roof covering materials or flashings. Added sealants may be an indication of previous repairs, water intrusion, improper installation or other defects.
- Exposed nail heads were observed at the roof coverings. Exposed nail heads may allow water penetration and were in need of repair.
- Roof covering flashings were observed to be lifting, damaged or improperly installed and were in need of repair or replacement. Lifting, damaged or improperly installed flashings may allow water penetration.
- Water stains were observed on the roof sheathing (decking). The cause of the water stains should be determined. You are strongly encouraged to have your insurance company and a certified, licensed roofing contractor to physically inspect the roof covering materials, prior to closing, to fully evaluate the insurability and condition of the roofing material.
- Damaged roof sheathing was observed in the attic. Damaged roof sheathing may not support the roof covering materials as intended and or may allow water penetration. Damaged roof sheathing should be replaced by a certified, licensed roof covering specialist.
- Multiple interior wall cracks were observed and were 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. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended.
- Indications of **wood destroying insect damage or activity** was observed. There may be more damage than what was visible at the time if the inspection. Further evaluation is recommended.
- Multiple interior ceiling cracks were observed which is an indication of structural settling, movement or other defects. The cause of any interior ceiling drywall, texture and paint wall cracks should be determined and repaired as needed. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended prior to closing.
- The ceiling drywall corner tape was observed to be pulling and twisting where walls and ceilings intersect. This condition is related to adverse foundation or structural performance and should be further evaluated by a certified, licensed foundation or structural specialist 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.
- There did not appear to be a main electric disconnect within the electric service panel. Current standards require that the main disconnect be located in the electric service panel when there are six or more breaker switches. The inspector may not locate or inspect main disconnects or other electrical devices not installed within the electric service panel. If the main disconnect is not installed in the electric service panel, the buyer should have the electric service entrance, service panel and electrical system further evaluated by a certified, licensed electrical specialist.
- Double tapped breakers were observed to be a SAFETY HAZARD in the electric service panel. Each breaker should provide electric service to only one circuit. The inspector recommends that the electric service panel be further evaluated and repaired or replaced as needed by a certified, licensed electrician.
- 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.
- A two conductor electrical system was installed without the benefit of a ground wire (common in older homes). Modern electrical devices may be damaged by improperly grounded electrical receptacles. This condition should be further evaluated and corrected as needed by a certified, licensed electrician.
- Three prong ground type electrical receptacles were installed on a two conductor electrical system (common in older homes). Modern electrical devices may be damaged by improperly grounded electrical receptacles. This condition should be further evaluated and corrected as needed by a certified, licensed electrician.
- Heating equipment showed signs of being dirty and a lack of maintenance. Improperly maintained heating equipment may not perform as intended. The inspector recommends cleaning, servicing, and further evaluation of the heating equipment by a licensed professional.
- Signs of rust or corrosion were observed at the heating equipment. Rust, corrosion or discoloration may be indications of age, wear, lack of maintenance or other defects. The heating equipment should be further evaluated by a certified, licensed heating equipment specialist and repaired or replaced as needed.
- The cooling equipment showed signs of being dirty. Cleaning, servicing and / or further evaluation by a licensed professional is recommended.
- The water heating equipment tank showed indications of leaking and was in need of repair or replacement.
- The water heating equipment was installed without an overflow pan. Current building standards state that all water heaters should be equipped with an overflow pan with a drain that drains to the exterior of the structure if leaks would cause damage.

Pool/spa tiles, coping, and decks were observed to be cracked or damaged. The cause of cracked or damaged tiles, coping and decks should be determined and should be repaired or replaced as needed.

No pool/spa sweeper, cleaner or "Polaris" type equipment was present at the time of the inspection. A pool cleaning service or other pool cleaning methods may be in use. The inspector recommends that the buyer obtain more information about the pool/spa cleaning and maintenance.

## **Safety Items**

Openings were observed in the attic at electrical, plumbing, duct work or other penetrations where they pass through structural framing. These opening should be sealed for improved FIRE SAFETY.

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).

Damaged or unfinished drywall was observed in the garage. Penetrations in ceiling or wall drywall between vehicle storage areas and living spaces are considered a SAFETY HAZARD and should be repaired.

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.

The garage entry door was observed to have damaged weather stripping. Under current building standards, the entry door between the garage and the residence should be well sealed to prevent vehicle storage area fumes from penetrating the structure. Lack of an airtight garage entry door is a SAFETY HAZARD.

Older style garage door locks, hinges, springs or side ropes that have not been made safe or disabled are a SAFETY HAZARD and should be replaced prior to closing.

Damaged, missing or inoperative window lock(s) were observed. Damaged, missing or inoperative window locks are a SAFETY HAZARD and should be repaired prior to occupancy.

The window above the tub/shower did not appear to have a safety glass etching or label. Glass less than 5' above the tub/shower should be tempered safety glass. Lack of safety glass in required locations is a SAFETY HAZARD and should be replaced.

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 and or brick mortar have been damaged. Damaged firebox brick or mortar may allow heat to transfer to flammable materials and is a SAFETY HAZARD that should be repaired by a qualified fireplace specialist.

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 tree branches within 10' of the chimney were observed to be a SAFETY HAZARD and should be removed. Flammable materials such as tree limbs should not be within 10' of the chimney for reasons of safety.

The electric service panel cabinet cover plate or dead-front screws were observed to be sharp (SAFETY HAZARD) and should be replaced with the proper screws.

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/or not protected from sharp edges are a SAFETY HAZARD and should be repaired by a qualified electrical specialist.

Blank spaces (missing breakers) in the electrical service panel were observed to be missing filler covers. Missing or unused breaker slots should be covered with electrical fillers to prevent the unwanted entry of pests, moisture or other items. Lack of a cover filler at missing or unused breaker slots is considered a SAFETY HAZARD and should be repaired as needed by a qualified electrical specialist.

- The drip loop at the electrical service entrance conductors was observed to be inadequate. The service wires should form an 18" downward drip loop where they meet the service mast. This ensures that water will drop off the wires, rather than run into the service mast. An inadequate drip loop at the service entrance conductors is a SAFETY HAZARD and should be repaired by the local utility provider.
- 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).
- Improperly terminated electrical conductors were observed. All electrical conductor connections should be installed in sealed junction boxes for reasons of safety. Improperly terminated electrical conductors 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 refrigerator electrical receptacle was observed to lack ground fault circuit interrupter (GFCI) device protection. According to the 2014 NEC electrical standards, refrigerator electrical receptacles should be GFCI protected. 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.
- There did not appear to be enough smoke alarms located in required locations (SAFETY HAZARD).
- The heating equipment gas exhaust flue was observed to be too close to combustible materials and was a SAFETY HAZARD. Defects in gas exhaust flues should be repaired prior to use of the equipment.
- 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.
- 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).
- The gas-fired water heating equipment was installed too close to combustible materials and was observed to be a SAFETY HAZARD at the time of the inspection. Adequate clearance from flammable materials should be maintained at all times for reasons of safety.
- The gas/flue vent has some portion that appears to be an asbestos material which is a known health risk and SAFETY HAZARD. Asbestos materials require specialized handling by a qualified specialist and should not be handled otherwise.
- The water heating equipment gas exhaust vent draft hood lacks screws that secure the draft hood to the flue. The draft hood and gas exhaust flue should be connected with screws to prevent separation. Separations between the draft hood and the gas exhaust flue are a SAFETY HAZARD and should be repaired prior to operation of the water heating equipment.
- Gas flue/vent is loose, damaged, improperly installed or poorly connected at water heating equipment and was observed to be a SAFETY HAZARD. Loose, damaged, improperly installed or poorly connected gas exhaust flue should be

corrected. Loose, damaged, improperly installed or poorly connected gas exhaust flues are a SAFETY HAZARD and should be repaired prior to operation of the water heating equipment.

The gas-fired water heating equipment was not properly vented for combustion and dilution air. Improper ventilation at the gas water heating equipment was observed to be a SAFETY HAZARD and may allow unwanted vapors to accumulate.

All pedestrian access gates should open outward away from the pool, should be self-closing and have a self-latching device. The gate release mechanism should be located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the pool side of the gate at least 3 inches below the top of the gate. Improperly installed pool/spa access gates and gate latches were observed to be a SAFETY HAZARD and should be repaired as needed.

The homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sounds continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm. Lack of an audible alarm or self-closing door with egress to pool/spa areas was observed to be a SAFETY HAZARD.

There was a diving board and/or slide installed at the pool/spa. The U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of SAFETY. The buyer is also encouraged to learn more about how an installed diving board or slide may affect insurance.

The lack of pool/spa required ground-fault circuit interrupter protection was observed to be a SAFETY HAZARD. All pool/spa electrical equipment and electrical receptacles should be GFCI protected and properly bonded.

Lack of bonding at pump motor, water heater, blower, or other electrical equipment to ground was observed to be a SAFETY HAZARD. Inadequate electrical bonding should be further evaluated by a qualified specialist.

## Repair Items

Exposed or damaged metal foundation reinforcement components were observed. Exposed or damaged metal foundation reinforcement components may lead to additional foundation deterioration and adverse foundation performance. This condition should be repaired as needed by a foundation specialist.

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 inspector observed frieze board separations that were an indication of movement or settlement.

Greater than normal separations between window frames and walls were observed which is an indication of movement, settlement or other defects that should be repaired. The cause of separations between walls and window frames should be determined and repaired as needed.

Doors which rub, stick or hit the door frames were an indication of foundation movement, settlement or other defects which should be repaired (See Doors).

High soil levels were observed at the foundation/brick line. 4 to 6 inches of the foundation perimeter beam should be visible. High soil levels may block weep holes and prevent proper wall ventilation. High soil levels create conducive conditions for wood destroying insects and water intrusion. High soil levels prevent the inspector from observing the foundation perimeter beam. Correction of inadequate grading clearance to exterior wall and foundation surfaces is recommended.

Damaged or leaking rain gutters and downspouts should be repaired. Damaged or leaking rain gutters and downspouts create conducive conditions for siding deterioration, soffit/eave damage, roof covering damage, water penetration and inadequate grade drainage.

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

Planter(s) adjoining the structure create conducive conditions for wood destroying insects, moisture penetration and prevent the inspector from observing the foundation and or walls in these areas.

Leave, sticks, branches and other debris were observed on the roof covering and may contribute to roof covering

material damage and water penetration. The roof covering surfaces should be free of leaves, sticks, branches and debris.

- 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.
- Wood fencing in contact with the structure creates conducive conditions for wood destroying insects. Wood fencing materials should be trimmed back so as not to be in contact with the exterior wall surfaces.
- 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.
- Mortar is damaged, separated or missing in one or more areas. Missing, separated or damaged exterior masonry mortar may allow moisture penetration and should be repaired.
- Peeling, damaged or deteriorating paint, stain and/or sealant was observed at the exterior wall cladding. Peeling, damaged and deteriorating paint or sealant should be repaired to prevent moisture penetration and deterioration of materials.
- Peeling, damaged or deteriorating paint, stain and/or sealant was observed at the exterior trim. Peeling, damaged and deteriorating paint or sealant should be repaired to prevent moisture penetration and deterioration of materials.
- Some siding fasteners were observed to be not painted. Unpainted siding fasteners should be repaired.
- Exterior sealants (caulking) were deteriorated or missing in some areas. Sealants applied in appropriate locations prevents moisture intrusion and insect penetration.
- Weep holes were not open, were missing and/or were improper spaced at the lower brick/stone of the exterior walls. Weep holes should be installed and properly spaced to provide proper wall ventilation.
- Cosmetic damages to interior wall coverings, drywall, texture and paint were observed to be in need of repair.
- Cosmetic cracks and damaged floor tile(s) and or tile grout should be repaired.
- All interior doors should have door stops installed to prevent damage to adjacent interior wall coverings.
- Interior doors which are in contact with the floor covering should be repaired. Door which are in contact with floor covering may damage the flooring.
- 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.
- Interior doors should be cut at the bottom to allow for return HVAC air circulation..
- All exterior doors should have door stops installed to prevent damage to adjacent interior wall coverings.
- Damaged or missing exterior door weather stripping should be replaced. Missing or damage exterior door weather stripping creates conducive conditions for moisture intrusion and conditioned air loss.
- Exterior doors that rub, stick or hit door frames were observed. Exterior doors that stick, rub, hit the door frame or do not perform as intended are indications of movement, settlement or other defects. The cause of exterior doors that rub, stick or hit door frames 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 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.
- Damaged or missing garage door weather stripping should be replaced.
- 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.
- 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.
- 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.
- Differential movement of the flatwork such as garage floors, driveways, walkways or patios was observed. Differential movement in flatwork may be an indication of movement, settlement or other defects and should be repaired as needed.
- The overhead service drop electrical conductors had inadequate clearance from tree branches. This condition may result in abrasion and damage to the electrical conductors. The inspector recommends correction by a qualified contractor. Work around electric service conductors should be performed by a qualified contractor only. Injury or death may result from attempts at correction by those without proper qualifications.
- 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 receptacles, switches and or covers were observed to be loose, damaged, missing or missing screws and were in need of repair. Damaged or missing electrical receptacles or switches should be repaired by a certified, licensed electrical specialist.
- Unprotected electrical conductors were observed at the exterior. Unprotected electrical conductors should be relocated or protected by a rigid conduit. Unprotected electrical conductors should be repaired by a certified, licensed electrician.
- Light fixtures that are inoperative, missing bulbs or have burned out bulbs should be repaired or replaced as needed.
- Light fixtures with missing/damaged globes or covers were observed to be in need of repair or replacement.
- Exterior light fixtures should be sealed at the wall to prevent water intrusion for reasons of SAFETY.
- The doorbell was inoperative and was in need of repair or replacement.
- The heating equipment air filter was not installed. Missing heating equipment air filters may result in damage to the heating equipment. Heating equipment air filters should be installed and maintained per manufacturer instructions.
- There were indications of water penetration at the heating equipment gas exhaust flu. The cause of the water staining or leakage should be determined and should be repaired as needed.
- Older style gas valves require a tool to operate at the heating equipment. Under current building standards, gas valves should be operable by hand.
- The ceiling in the cooling equipment closet was missing, damaged, improperly sealed or lacked an adequate screen. Open ceilings in cooling equipment closets may allow loss of conditioned air, reduce energy efficiency or may allow entry of unwanted wildlife. Repair is recommended.
- The cooling equipment air filter was not installed. Missing cooling equipment air filters may result in damage to the cooling equipment. cooling equipment air filters should be installed and maintained per manufacturer instructions.
- The cooling equipment secondary condensation drain was not installed and did not have a secondary drain alarm or sensor installed. Current building standards state that all cooling equipment secondary condensation drain lines should drain to an observable location or have a water sensor/alarm installed in the secondary drain port.
- The exterior HVAC equipment support pad is too small. Inadequate exterior HVAC equipment pads may not provide adequate support and may affect equipment performance. Inadequate exterior HVAC equipment pads should be replaced.
- The HVAC condenser unit coil fins were damaged / dirty and in need of service, repair or replacement. Dirty or

damaged HVAC equipment coil fins may result in equipment damage, inadequate performance, reduced equipment life or other defects.

- The HVAC ductwork insulation was observed to be damaged. Damaged HVAC ductwork insulation may allow conditioned air to escape into unwanted areas. Damaged HVAC ductwork insulation may create conducive conditions for condensation or other moisture intrusion defects.
- Toilets that are loose from the floor mountings should be reset.
- Leaking tub/shower water supply fixtures should be repaired or replaced.
- 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.
- Damaged kitchen sink water supply fixtures should be repaired or replaced to prevent water leaks and water damage.
- 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.
- Waste drains were slow to drain at sinks or tubs. The cause of slow drains should be determined and should be repaired or replaced as needed.
- Roof penetration waste drain plumbing vents should be painted or wrapped with the appropriate protective material.
- Corrosion and / or signs of an intermittent water leaks were observed at the water supply valve or water heating equipment plumbing connections. Water leaks and corrosion at the water heating equipment may cause water damage and should be repaired or replaced as needed by a certified, licensed water heating equipment specialist.
- The water heating equipment TPR drain line lacks gravity drainage or runs uphill at some point. Lack of properly installed TPR drain line plumbing may result in water damage and should be repaired by a qualified plumbing specialist.
- The range exhaust vent system was inoperative or did not perform as intended and is in need of repair or replacement.
- The range, cooktop or oven was observed to be inoperative and did not perform as intended and is in need of repair or replacement.
- The mechanical exhaust vents and or bathroom heaters terminated in the attic. Today's current building standards state that mechanical exhaust vents and or bathroom heaters should terminate at the exterior of the structure. *This may be an "as-built" condition and was an accepted building practice at the time this home was constructed but it is no longer an excepted building standard. Repair is recommended.*
- The pool/spa water was cloudy, discolored, and was an indication that maintenance and or repairs are needed.
- The pool/spa surface was obscured by leaves, dirt or other debris which limits the inspection of pool/spa surfaces. Leaves, dirt or other debris in the pool were an indication that maintenance or repairs were needed.
- There was algae growth on the pool/spa surfaces. Algae growth was an indication that pool/spa maintenance or repairs are needed.
- The pool/spa sealant (Deck-O-Seal) between the coping and decking was in need of repair or replacement.
- The pool/spa lighting fixtures were inoperative and should be repaired or replaced as needed by a qualified pool/spa specialist.
- Water leaks in the pool/spa aboveground pipes and/or equipment were observed to be in need of repair.

## **Improvement & "As Built Condition" Items**

- Inadequate grade slope away from the structure was observed.
- Grading and drainage could be improved with the installation of rain gutters. Properly installed rain gutters can prevent erosion and water ponding and help direct water away from the foundation.

- 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 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 at least one GFCI protected electrical receptacle within three feet of each bathroom sink. Improper spacing or the lack of GFCI protected electrical receptacles at the bathroom sink may not provide adequate electrical receptacles for modern bathroom appliances.

### **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.