



Homequest Home Inspections PROPERTY INSPECTED



El Paso, TX 79912

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SQ FT : 3,569
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Inspector
Christopher Juarez
915-588-9399

www.homequesthomeinspections.com



PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

El Paso, TX 79912

(Address or Other Identification of Inspected Property)

By:

Christopher Juarez, Lic #22663

12/19/2019

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
 Building Status: Vacant Owner Occupied Tenant Occupied Other
 Weather Conditions: Fair Cloudy Rain Temp: 55
 Utilities On: Yes No Water No Electricity No Gas
 Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

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

Mold/Mildew investigations are NOT included with this report unless they are requested and the property is located in **New Mexico**. Any reference of water intrusion is recommended that a professional investigation be obtained.

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

Note about Thermal Imaging -

Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision nor guarantee that a deficiency exists. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. Thermal bridging of building materials will also reveal differing temperature anomalies that can appear to be deficiencies.

Note about Mold Inspection (New Mexico structures only) -

Mold inspection (New Mexico) is valid on day of inspection only. Conditions may change and mold may appear where it previously did not. You will receive two separate reports. One is the home inspection report and the other is the mold analysis report from Pro-Lab within four business days.



About Your Inspection Report -

While we expect homes to be built according to the standard practices and building codes that were in use at the date of construction, as they grow older, they are not required to automatically be upgraded to comply with current building codes. Deficiencies and safety issues will normally be present to one degree or another in these homes. While I endeavor to discover and point out deficiencies according to the requirements of the Texas Real Estate Commission (aka TREC) Standards of Practice (aka SOP) for property inspections, I do not inspect for building code compliance. My references and sources for calling out an item as deficient may include building codes

(International Residential Code, National Electric Code, etc.), manufacturer's instructions, building industry's standards, continuing education, and personal experience. But my report is not a code inspection, nor am I licensed to perform code inspections on real property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

- I recommend that you have the home examined by a licensed contractor for the presence of wood destroying insects. I do not perform wood destroying insect inspections. Consult a licensed pest control company.
- I recommend you have the building examined by licensed contractors for the presence of environmental hazards. I perform mold sampling but do not perform other environmental or indoor air quality inspections.

Where the following heading is present :

Further Information, Consideration, Evaluation, Monitoring, or Recommendation :

You should give further attention to items mentioned under this heading. You may need to periodically inspect items mentioned or you may need to monitor a system, component, or situation over time to determine its condition or performance. Many components installed in homes require regular maintenance. In some cases it might be prudent to consult with an expert regarding issues mentioned. Where the following heading is present, Deficient Item(s):

- further evaluation and/or repair by a qualified contractor, licensed as required in the jurisdiction where the building is located, is needed.
- I do not inspect: low voltage accent lighting; motion detector or other sensor operated lights; radio/intercom systems; alarm systems; telephone and cable TV wiring; cabinet door or drawer operation; water conditioning equipment; septic systems. **I cannot inspect hidden defects, or components blocked by stored items/furniture.**

I recommend that client check with the City Inspection Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed. Go to :

<http://epermit.elpasotexas.gov/citizenaccess/>

- **Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all deficiencies or areas of concern will be photographed. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires. Where statements on the report include plurals such as 'various' or 'several'; it is recommended to look at the entire system or components. since all deficiencies cannot be exhaustively listed on the report. I was not aware whether this house had ever flooded or suffered moisture damage that might have been covered under insurance. While there may not have been visible evidence of moisture damage, repairs may hide such evidence.**
- **As stated in the Pre-Inspection agreement, this was a basic visual inspection and not exhaustive. It is impossible to identify all deficiencies in a limited time span. I recommend that client consult with licensed contractors to further evaluate the systems and components where deficiencies have been disclosed.**

Refer to the Seller's Disclosure. Also, a C.L.U.E.® Report (Comprehensive Loss Underwriting Exchange) may offer additional information. I recommend that you check with your Realtor® for more information.

- Recovery of any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by the client. Acceptance of this report confirms acceptance of these conditions.

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments: 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 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 expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. 100% of the foundation cannot be inspected due to foliage, grading or items blocking field of view. This is a limited visual inspection.

NOTE :

- **This was a non intrusive visual inspection of the foundation and inspector is not a structural specialist. When deficiencies are noted, we recommend that a qualified residential structural specialist be consulted prior to expiration option period to further evaluate the deficiency along with the foundation system.**

Statement About Foundation Cracks :

- Foundation cracks may be covered or obscured by landscaping or grading. Concrete is susceptible to cracks. Even concrete in newly-built homes is prone to cracking, which normally occurs from settling or after pouring. Homes are constantly settling due to soil sub-grade quality and weather conditions and differing contraction / expansion rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe one-eighth of an inch or more; horizontal, diagonal or vertical and radiate up the walls and floor. If they begin to exceed one-eighth inch, consult a structural engineer. Since most cracks are only cosmetic, cement caulking may be applied to hide them.
- Cracks smaller than one eighth of an inch may not be considered a deficiency but sealing and monitoring them is recommended.

ILLUSTRATION



Performance Opinion:

- In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

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Note: 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. Future performance of the structure cannot be predicted or warranted.

The foundation appears to be performing the function intended.

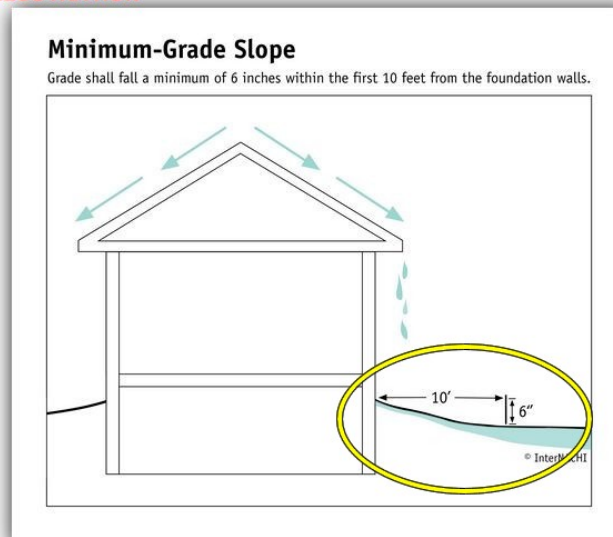
SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles 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.

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet. Grading and drainage of the property was only inspected visually. Landscaping changes or additions should always be constructed in such a manner as to prevent water from ponding adjacent to the homes foundation. Maintain drainage away from the foundation at all points. Include attention to minor details in any future landscaping changes. Any low and level areas next to the foundation could be a potential source of water accumulation at the exterior foundation areas. Monitor and regrade as/if needed to slope drainage away from the foundation and discharge the down spouts as far away from the house as possible. Poor exterior water management is the leading cause of foundation failure.

ILLUSTRATION



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Deficiencies

1. Houses in the greater southwest area are typically built on almost flat grades, which could present problems with significant moisture buildup. This lot did not appear to have the proper slope for drainage at all points along the foundation at grade; this may lead to foundation distress. Lots should be graded to drain surface water away from the foundation walls. The grade should fall a minimum of 6" within the first 10'.

C. Roof Covering Materials

Type(s) of Roof Covering: Rolled Coated Asphalt / Terra Cotta Tile

Viewed From: Roof Level

Comments: Inspection of the roof is limited to the roof covering and flashing details only. Inspector cannot determine condition of the underlayment and if it is damaged or condition of joists if attic is inaccessible for inspection.

- Inspector is not required to perform a water test on the roofing system. This is not within the scope of this inspection.
- Inspector cannot determine remaining life of roof covering.
- Roof leaks may develop any time after the inspection.
- This inspection does not determine hail damage and inspector is not qualified to inspect for it. Consult with your insurance adjuster.

NOTE -

- **This was a non intrusive visual inspection of the roofing system and inspector is not a roofing specialist. When deficiencies are noted, we recommend that a qualified roofing specialist be consulted prior to expiration of option period to further evaluate the deficiencies noted along with the entire roofing system including flashing, penetrations, parapets, underside of the sheathing (if accessible) and condition of roofing system. This inspection does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.**
- **According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I walked on the surface after determining it was safe. There were restrictions to my inspection of the roof system. You may want to consider hiring a professional roofer prior to expiration of option period to further evaluate the roofing system.**
- **Inspector does not walk on tile roofs. Visual inspection with binoculars of accessible areas are inspected. You may want to consider hiring a professional roofer prior to expiration of option period to further evaluate the tile roofing system.**

Terra Cotta Tile Roof

Note: Tile roof covering prevents visual inspection of the underlayment. The integrity of a tile roof depends on the underlayment being water tight.

- Tiles that are chipped are not considered a deficiency. Of concern are tiles that are cracked on the middle and entry of water onto the underlayment is apparent.
- Please refer to Note above.

Deficiencies

1. Mortar is deteriorated cracking or missing on some cap tiles. In need of repair. Refer to Comments above.
2. Tree branches overhang at the front. Recommend trimming back to clear roof.

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Flat Roofs

Note: It has been my experience that inspection and re-sealing of seal coated or the edges of asphalt rolled roofing should be done every three to seven years if deterioration or de-bonding is evident. It is recommended to consult a roofing contractor.

- Please refer to Note above.
- There is evidence of roof repair above the garage.

Deficiencies

1. Cracking of roof coating in one or more areas. Refer to Comments above.
2. Indication of water ponding in various areas.. Refer to Comments above.
3. Tree branches overhang at the left and rear. Recommend trimming back to clear roof.

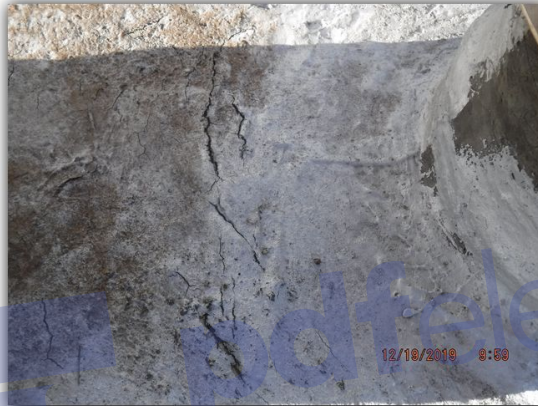
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Roof Penetrations - Gutters.

1. Gutters / Downspout's draining too close to foundation at the rear. Refer to Comments above.
2. Gutter downspout is disconnected at the left side of home.



NOTICE :

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a

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roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance carrier or roofing contractor physically inspect the roof prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

D. Roof Structures and Attics

Viewed From: No attic access

*Approximate Average Depth of Insulation:*NA

*Approximate Average Thickness of Vertical Insulation:*NA

*Insulation Type:*NA

Comments:

E. Walls (Interior and Exterior)

Comments: This is an inspection of interior and exterior walls. Inspector cannot determine conditions behind drywall and exterior veneers and components. The condition of wall finish is cosmetic and is not reported.

- Some areas of the exterior walls may not have been inspected due to foliage / brush over growth or personal item's blocking visual access.
- If property was occupied at time of inspection, some interior walls may not have been inspected fully due to personal items blocking access.
- Inspector is not required to report on cosmetic wall deficiencies / cracks (ie: hairline, wall finish) and an exhaustive inspection of the walls is not be performed.
- Only mechanical damage and cracks on the exterior and interior walls is reported. Refer to Statement About Wall Cracks below.

NOTE -

- **This was a non intrusive visual inspection of the interior / exterior walls and inspector is not a structural specialist. When deficiencies are noted, we recommend that a qualified residential general contractor be consulted prior to expiration of option period to further evaluate the deficiencies noted along with the entire wall system.**

Statement About Interior Wall Cracks :

- Inspector is not required to report on all cosmetic related wall cracks. Whether drywall, plaster or concrete, walls are susceptible to cracks. Even walls in newly-built homes are prone to cracks, which normally occur from settling. Homes are constantly settling as different construction materials expand and contract at different rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe three-sixteenth of an inch or more and is growing at the bottom or top, and where one side of the crack is not level with the other side of the crack (red arrows). That can indicate some active structural movement. In this case it is recommended to monitor it and consult a structural engineer.
- Hairline cracks (yellow arrows) smaller than three-sixteenth of an inch are not considered a deficiency but sealing and monitoring them is recommended.
- Wall cracks may develop anytime after the inspection.
- Since most cracks are only cosmetic, spackling may be applied to hide them.

I=Inspected

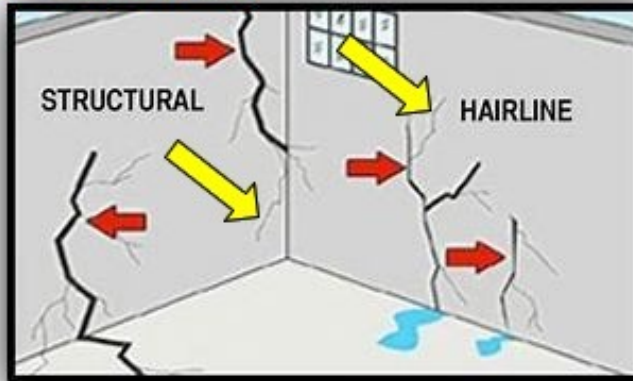
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ILLUSTRATION



Interior Walls:

Deficiencies

1. West Bedroom : Settlement crack by the window.
2. East Bathroom : Drywall is missing under the sinks and the access cover to tub plumbing is missing.



Exterior Walls:

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NOTE :

- All exterior wall cracks will eventually leak moisture into the sub structure. It is recommended to seal any existing or recent cracks to prevent damage. Since this was a non intrusive inspection of the exterior walls, further evaluation of the exterior wall surface is recommended by a qualified general contractor.
- Wall cracks may develop any time after the inspection.

Deficiencies

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

1. Some cracks on the stucco siding in various areas. Recommend sealing to prevent moisture intrusion.
2. Rear : stucco is bubbled below the bay window. Tested positive for moisture. Recommend further evaluation.



F. Ceilings and Floors

Comments: This is a general inspection of floors and ceilings. Inspector cannot determine conditions behind drywall and flooring materials.

NOTE :

- This was a non intrusive visual inspection of the ceilings / floors and inspector is not a

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structural specialist. When deficiencies are noted, we recommend that a qualified residential structural specialist be consulted prior to expiration of option period to further evaluate the deficiency along with the entire ceiling system.

Statement About Ceiling Cracks :

- Inspector is not required to report on all cosmetic related ceiling finish or cracks. Whether drywall or plaster; ceilings are susceptible to cracks. Even ceilings in newly-built homes are prone to cracks, which normally occur from settling. Homes are constantly settling as different construction materials expand and contract at different rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe three-sixteenth of an inch or more and is growing, and where one side of the crack is not level with the other side of the crack. That can indicate some active structural movement. In this case it is recommended to monitor it and consult a structural engineer. Since most ceiling cracks are only cosmetic, spackling may be applied to hide them.
- Cracks (hairline) smaller than three-sixteenth of an inch are not considered a deficiency but sealing and monitoring them is recommended.
- Ceiling cracks may develop anytime after the inspection.

Statement About Tile Floor Levelness :

- The ANSI A108.02 standards say that acceptable lippage (un-evenness) for floor tiles with a grout joint width of 1/16" to less than 1/4" is 1/32" plus the allowable inherent warpage of the tile. If the grout joint width is 1/4" or greater, then the allowable warpage is 1/16" plus the allowable inherent warpage of the tile. Allowable warpage per ANSI A137.1 depends on the type of tile, but ranges from approximately 1/32" to 3/32". So 1/32" warpage plus 1/32" equals 1/16" allowable warpage for most tiles with some exceptions.
- If property was occupied at time of inspection, certain areas of flooring may not have been inspected due to personal items blocking access.
- Inspector cannot exhaustively inspect all tiles for adherence to the sub-floor.
- Inspector cannot report on all areas where grout is missing.
- Floor coverings, including throw rugs restrict full inspection of flooring system.

Ceilings

Deficiencies

1. Rear Patio : Evidence of moisture penetration where the paint and finish has peeled away. Tested negative for moisture We recommend that any area where moisture evidence is noted be further evaluated before end of option period.
2. Front Porch : Settlement crack.
3. Garage : Evidence of prior moisture intrusion. Tested negative for moisture.

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Floors
Deficiencies

1. Office : Carpet is stained.



G. Doors (Interior and Exterior)

Comments: This is a general inspection of function and condition of interior and exterior doors.

- Inspector is not required to report on missing door stops and their locations.
- Garage fire doors - Without a fire rated sticker on the door we are unable to verify that doors

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leading into the residence from the garage are fire rated. Most solid wood doors 1-3/8" thick and steel doors are fire rated.

- Exterior doors develop leaks over time. We recommend that weather stripping be checked periodically and framing around the door be re-sealed.
- No automatic opener was installed. Visual and mechanical inspection of the garage door was performed.

Interior Doors

Deficiencies

1. East Bedroom : Hits frame.
2. Master Bath : One barn door is difficult to slide and hardware is loose.
3. Office : Latch to French door is seized.



Exterior Doors

Deficiencies

1. Front : Unable to un-latch the double door and double cylinder locks pose safety consideration.
2. Family Room : The screen to one sliding screen door is missing.

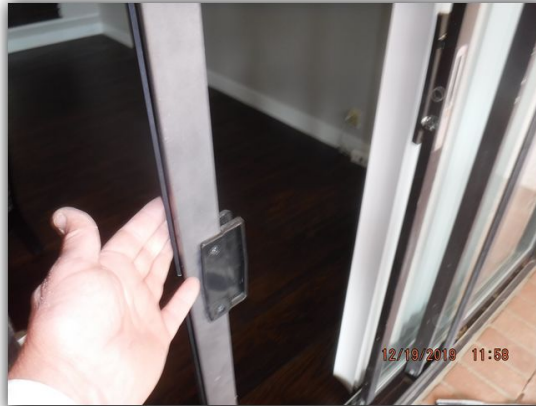
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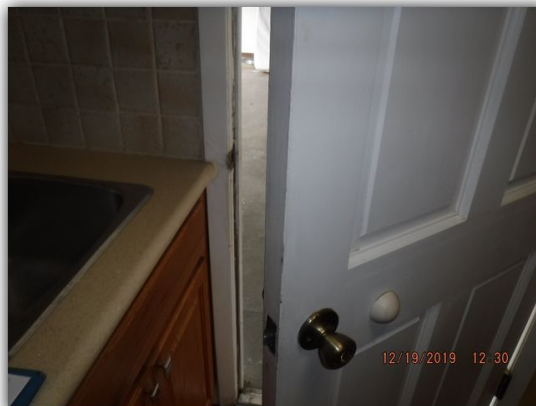
D=Deficient

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Garage Door(s) Into Residence Deficiencies

1. Door rubs or hits frame.



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H. Windows

Comments: This is an inspection of windows and components. Inspector is not required to provide an exhaustive list of locations of deficiencies, failed thermal-pane seals, water penetrations, cracks.

- Inspector is not required to perform a water test on the windows. This is not within the scope of this inspection.
- Window treatments such as shutters / blinds are not required to be inspected.
- If property was occupied at time of inspection, some windows may not have been inspected due to personal items and window treatments blocking access. Cracks or seal failures may not be reported.
- Security bars pose an egress issue if not maintained. It is recommended that the release mechanism be inspected and lubed periodically.
- If thermal film has been applied, full inspection of windows will be limited.
- **An exhaustive review of the window caulking / mortar was not performed as part of this inspection. It is recommended that all windows be re-caulked on the exterior as cracks or voids develop.**
- Inspector is only required to inspect a representative amount of windows.
- Moisture damage may be hidden on the window sills. Only visual damage is reported.

THERMAL WINDOWS

- As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

Deficiencies

1. Some windows are difficult to open, close or latch.
2. Caulking around the exterior of all windows is cracked or missing. Recommend re-sealing to prevent moisture intrusion.
3. Master Bath : Difficult to open and close.
4. Office : One casement window crank is loose.
5. Front West Bedroom : Does not stay open.
6. Foyer : Hole on outer pane.
7. Garage : Does not open.
8. West Bedroom : Evidence of active moisture on sill. Tested positive for moisture. Recommend further evaluation.
9. West Bath : Difficult to open and close and springs are noisy.
10. Front West Bedroom : Does not stay open.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments: Inspection of firebox is limited if gas logs are present and if fire box is dirty. Inspector is not required to verify the integrity of the flue.

- If gas to unit is off, inspector will determine if it is safe to ignite.
- If a wash or crown on top of the chimney is not properly sloped or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.

NOTE :

- **Since this was a non intrusive visual inspection, inspector recommends that all deficiencies noted be corrected and that all fireplaces, fuel-burning stoves and chimneys be inspected and cleaned by a certified chimney speccialist prior to their first use, and annually thereafter.**
- If gas logs are in use or will be used; a damper block is recommended to prevent it from closing completely. Illustration below.



Type of Fireplace: Factory Masonry Free Standing

Fuel Type(s) : Gas Logs or Solid Fuel

Deficiencies

1. Chimney crown is cracked and missing mortar in various areas. Recommend removing the wood trim around the flue. Refer to Comments above.
2. Chimney cap and spark arrestor are missing. Recommend installation of one.

I=Inspected

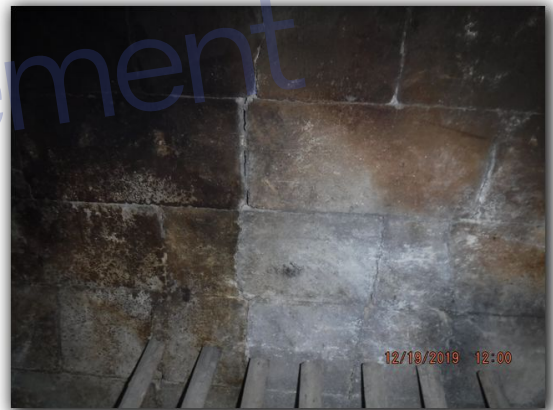
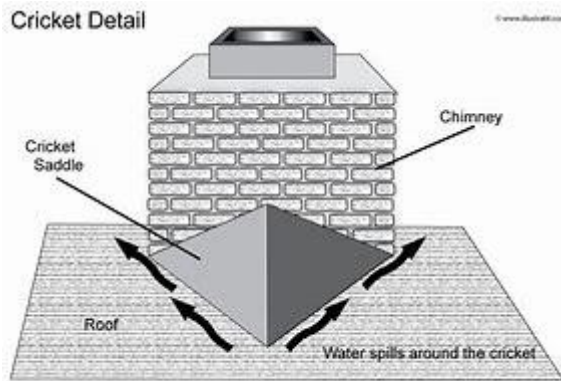
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- 3. Rear hearth fire brick is cracked. Refer to Comments above.
- 4. Creosote build up in firebox or flue. Refer to Comments above.
- 5. It is recommended to install a cricket where the down slope of the roof connects to the chimney to channel water away from the chimney.
- 6. The clean out door does not close.



I=Inspected

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NP=Not Present

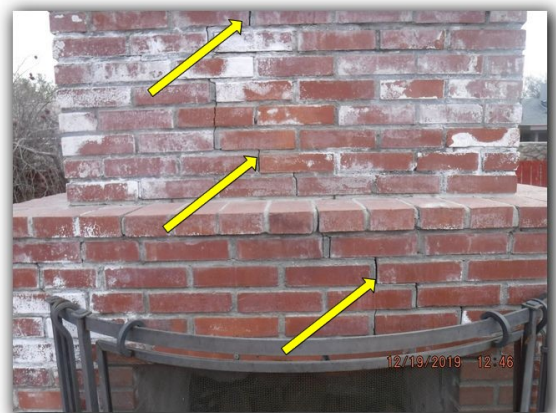
D=Deficient

I NI NP D



Outdoor Fireplace Deficiencies

- 1. Step cracks on the chimney. Recommend sealing.



K. Porches, Balconies, Decks, and Carports

Comments: Inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport components. Attached carports, balconies, and porches are inspected only.

I=Inspected

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D=Deficient

I NI NP D

Porches / Driveways / Walkways

Statement About Surface Cracks :

- Inspector is not required to report on all cosmetic related surface cracks. Concrete is susceptible to cracks. Even concrete in newly-built homes is prone to cracking, which normally occurs from settling. Homes are constantly settling due soil and weather conditions and differing contraction / expansion rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe one-eighth of an inch or more. That can indicate some active structural movement. In this case it is recommended to monitor it and consult a structural engineer. Since most cracks are only cosmetic, cement caulking may be applied to hide them.

Deficiencies

1. Minor cracking. Recommend seal and monitor.
2. Rear Patio : Some bricks are loose. Possible trip hazard.



L. Other

Comments: Condition and function of cabinet drawers, doors and counters are inspected only .

- Inspector cannot determine how cabinets are anchored or if anchored appropriately.
- Mechanical damage of counters, doors and drawers is reported only. Cosmetic condition of stated items are not reported.
- Operation of hinges or drawer slides are not reported unless damage is evident.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Rock Walls / Fences / Gates

Deficiencies

1. Typical cracks / voids in rock wall. Recommend seal and monitor.
2. Rear : Wood is damaged in various areas.
3. Bricks are missing in various areas.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The Texas Real Estate Commission (TREC) has adopted Standards of Practice which require an Inspector to report conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined, without regard to the Code at the time the house was built. The adequacy of the electrical service and load calculations are outside of the scope of this inspection. It is recommended to consult a licensed electrician to evaluate any deficiencies listed on this report.

- Inspector is only required to inspect a representative amount of outlets.
- Inspector will not reset any circuit breaker that is found switched off or is tripped. This includes main panels and sub-panels.
- If panel access is blocked, inspector will not move items to inspect it. 36" access rule applies.

NOTE -

- **This was a non intrusive inspection of the electrical system. We recommend that a licensed electrical contractor be consulted to correct the deficiencies noted on this**

I=Inspected

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I NI NP D

report and to further evaluate the condition of electrical system and it's components prior to expiration of option period.

Overhead Service Underground Service

Breaker Size : 200 Amps Single Phase

Service : 120/240 volts single phase

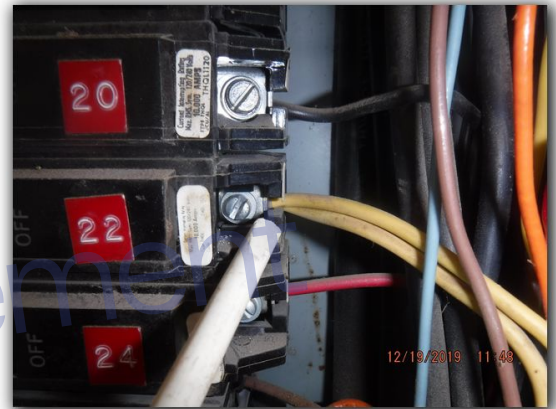
Conductor Type : Copper

Manufacturer : GE

Main Disconnect Panel

Deficiencies

1. One doubled tapped breaker.
2. Two panel cover mounting screws are missing.



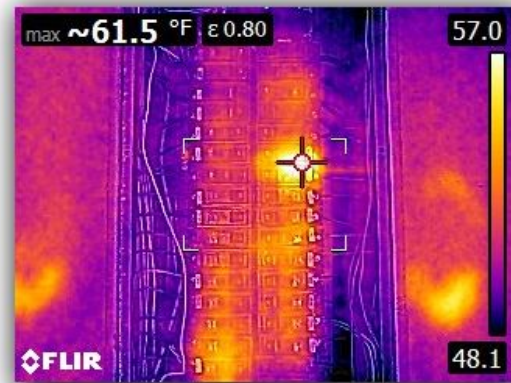
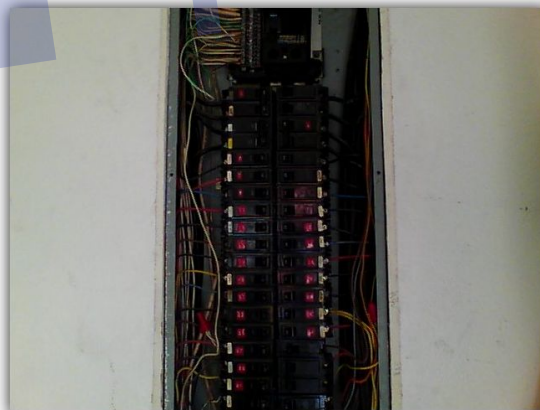
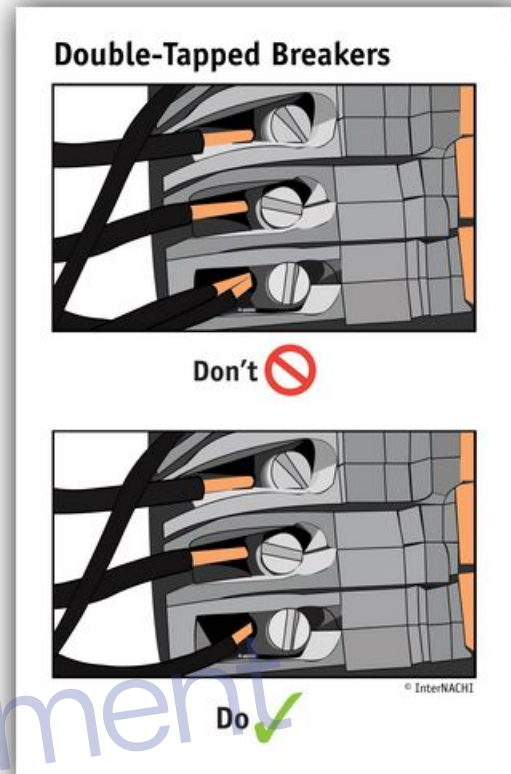
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Sub Panels

Type of Wire: Copper Aluminum

- There is a sub panel at the left rear of home. Unable to determine what it is connected to. Recommend further evaluation.

Note: "AFCI" is an arc fault circuit interrupter. AFCI protected bedrooms outlets have been provided in new construction since 2006. This property was constructed prior to the implementation of the new code requirement. . The Standards of Practice promulgated.

Thermal Imaging results -

I=Inspected

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I NI NP D

- I did not observe any indications of electrical overloads or other anomalies during my inspection of the main and sub panels.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments: Furnishings and personal items may limit access to outlets / receptacles in a furnished dwelling. This is not an exhaustive inspection of the electrical system. A qualified, licensed electrical contractor should be selected to address any deficiencies noted.

- If property was occupied at time of inspection, some outlets may not have been inspected due to personal items blocking access
- If panel access is blocked, inspector will not move items to inspect it. 36" access rule applies.
- Ground Fault Circuit Interrupters (GFCIs) are intended to protect persons from accidental electrocution in areas susceptible to moisture.
- Inspector is not required to report on all missing fixture/lens covers.

NOTE -

- **This was a non intrusive inspection of the branch circuits. We recommend that a licensed electrical contractor be consulted to correct the deficiencies noted on this report and to further evaluate the condition of electrical system and it's components.**

Outlet and Switches Deficiencies

1. Wet Bar : Test indicated reverse polarity. Safety consideration. Further evaluation recommended.
2. Dining : Switch is taped. Unknown what it operates.
3. There is no GFCI protection in the garage, exterior. Safety consideration. Further evaluation recommended.
4. Family Room : One floor outlet housing is loose.
5. Dining : No power to two outlets.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

Arc-Fault Protection (AFCI) : This home does not meet current arc-fault circuit-interrupter (AFCI) requirements. This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

AFCI protection in bedrooms became a requirement in new construction with a revision of the Electrical code in 2006. And as of March 2011 the city of El Paso requires AFCI protected outlets in all living areas. If this home was constructed prior to the implementation of this code requirement, it is not required to have them installed.

I=Inspected

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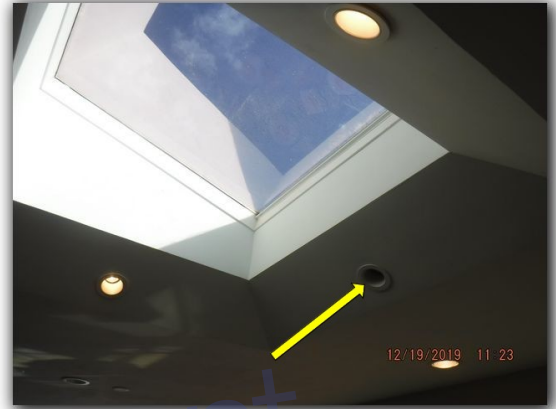
I NI NP D

Fixtures

- All missing fixture covers / lenses are not reported.
- Inspector cannot verify operation of motion activated lighting.

Deficiencies

1. Front West Bedroom : Ceiling fan is not balanced.
2. West Bedroom : Light/fan does not turn on.
3. Kitchen : One recessed light did not turn on.



Smoke and Carbon Monoxide Detectors

Deficiencies

1. Front West Bedroom : Smoke alarm is not present.
2. Carbon monoxide monitor is not present.

I=Inspected

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I NI NP D



**Door Bell / Chimes
Deficiencies**

1. Chime is inoperable.



Note: This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are unmonitored, we may depart from the standard and not test these devices, but will report that below. Otherwise, all accessible devices are tested with the integral Test button as recommended by the manufacturer.

I=Inspected

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D=Deficient

I NI NP D

Note: It is recommended to replace the batteries in all of the smoke detectors and carbon monoxide detectors once a year for reasons of safety.
It is recommended to replace smoke and carbon monoxide detectors if over 10 years old.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: 2 Packaged (East and West Units)

Energy Source: Gas

Comments: I recommend that a qualified technician clean, evaluate and service furnaces on a regular basis. System operated normally unless other wise noted below in deficiencies.

- **Inspector is not required to ignite standing pilots if unit is off at time of inspection. Report will state "visual inspection only".**
- **Inspection of the heating system was basic. We recommend that the deficiencies noted be corrected and the HVAC unit(s) be serviced by a licensed specialist prior to expiration of option period.**

Manufacturer : Rheem

Location Of Consumer ID Plate : Yes

East Unit

Supply Air Temp: 104 °F Return Air Temp: 55 °F Temp. Differential: 49 °F



West Unit

Supply Air Temp: 94 °F Return Air Temp: 57 °F Temp. Differential: 37 °F

I=Inspected

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D=Deficient

I NI NP D



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B. Cooling Equipment

Type of System: 2 Packaged (East and West Units)

Comments: Annual servicing of A/C units and swamp coolers is recommended. Replacing return air filters every 3 months minimum is recommended.

- Temperature differential must be between 14-23 Deg . Evaporative coolers do not apply.
- System operated normally unless other wise noted below in deficiencies.

NOTE :

- **Inspection of the cooling system was basic. We recommend that the deficiencies noted be corrected and the HVAC unit(s) be serviced by a licensed specialist prior to expiration of option period.**

- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Visual inspection only.

Deficiencies

1. West Unit : The condenser is missing the protective cover.
2. East Unit : The conduit to the unit is damaged.
3. Both Units : The condensate lines and electrical conduit is not properly fastened to the roof. Recommend anchoring them.

I=Inspected

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D=Deficient

I NI NP D



C. Duct Systems, Chases, and Vents

Comments: This is a limited visual inspection of the ducting / ventilation system.

- It is recommended to replace intake air filters every 3-6 months.
- It is recommended to clean duct work annually.
- Inspection of the duct system was limited due to it's complexity. At least one register is removed and the system is inspected for rust and dirt.

I=Inspected

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D=Deficient

I NI NP D

Note -

Duct Systems, Chases, and Vents Specific Limitations. The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range.

Efficiency Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.

Type of Ducting: Flex Ducting Duct Board Metal

Deficiencies

- 1. HVAC intake air filters to both units are missing.



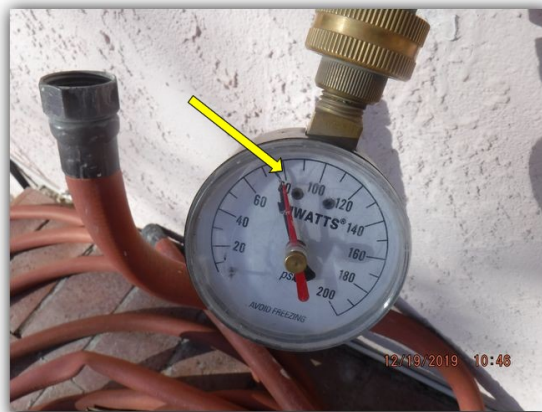
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Curb in front of Home

Location of main water supply valve: Garage

Static water pressure reading: 80



I=Inspected

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D=Deficient

I NI NP D

Comments: Inspector will not turn main water on if it is off at time of inspection only upon approval of seller or their representative.

- Inspector can only visually inspect plumbing fixtures and related components. Inspection is often limited due to personal items blocking visual access.
- Inspector cannot exhaustively locate all areas where caulking or grout is missing on shower / tub enclosures and sinks. It is recommended that any voids or cracks be sealed and periodically inspected.
- Plumbing leaks can develop anytime after the inspection.

NOTE -

- **This was a non intrusive visual inspection of the plumbing system and inspector is not a plumbing specialist. When deficiencies are noted, we recommend that a qualified plumbing contractor be consulted prior to expiration of option period to further evaluate the deficiencies noted along with the entire plumbing system and related components (ie: Water Heater, Boiler, Valves)**

Water Source: Public Private **Sewer Type:** Public Private

Main Water Shut Off

Deficiencies

1. Active valve / pipe leak. Turned main off after plumbing inspection. Recommend further evaluation.



Sinks

Deficiencies

1. Kitchen : Drain leak at one slip joint.
2. Master Bath : Faucet is loose.
3. Master Bath : One cold water faucet handle is difficult to open.
4. Master Bath : Corrosion or rust is present on shut off valves and/or fixtures. No active leaks detected.
5. East Guest Bath : Faucet handle is loose.
6. East Guest Bath : The drain line and trap under the sink is an incorrect corrugated plastic type that should be replaced with a smooth bore drain pipe to help prevent blockage.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Bathtubs and Showers

Deficiencies

1. Master Bath : Shower drain is partially blocked by tile. Recommend opening up to increase the drain diameter.
2. East Bedroom Bath : Shower door is missing and leaks onto floor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Washing Machine Connections
Deficiencies**

1. Leakage and corrosion at both plumbing connections.



Exterior Plumbing

STATEMENT ABOUT BACK FLOW -

- **BACK PRESSURE:** Back-pressure is the reverse of the normal direction of flow within a piping system as the result of the downstream pressure being higher than the supply

I=Inspected

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I	NI	NP	D
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pressure. This reduction in supply pressure occurs whenever the amount of water being used exceeds the amount of water being supplied (such as during water-line flushing, fire-fighting, or breaks in water mains).

- **BACK SIPHONAGE:** Back-siphonage is the reverse of the normal direction of flow within a piping system that is caused by negative pressure in the supply piping (i.e., the reversal of normal flow in a system caused by a vacuum or partial vacuum within the water supply piping). Back-siphonage can occur when there is a high velocity in a pipe line, when there is a line repair or break that is lower than a service point, or when there is lowered main pressure due to high-water withdrawal rate (such as during fire-fighting or water-main flushing).

Deficiencies

1. Front : Exterior hose bibs do not have back-flow prevention.
2. Front : No water output to one hose bib.



Thermal Imaging results -

- I did not observe any other plumbing anomalies that would indicate a deficiency.

B. Drains, Wastes, and Vents

Comments: This is a visual inspection of the vent systems. All visible vents are inspected. Opinions are based on general observations made without the use of specialized tools or procedures.

- Inspector cannot determine if vents / stacks are disconnected in the attic space. If there is attic access, this inspection is often limited.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 2 (50 gallon units)

Comments: Average life expectancy of conventional water heaters is 7-10 years.

Unit Date Stamped: 2016/2015

- Water heater TPR valve was visually inspected but not tested.
- If unit is turned off, inspector will determine if it is safe to turn on and test unit.
- Water heaters may develop leaks anytime after the inspection.
- **Link For Water Alarms :** <https://www.homedepot.com/p/Basement-Watchdog-Battery-Operated-Water-Alarm-BWD-HWA/100038838>

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I NI NP D

- If there is visual evidence of intermittent leaks (eg- corrosion), on connections and seams, we recommend that the water heater be replaced.

WATER HEATER TEMPERATURE ADJUSTMENT -

- When water temperature exceeds 120 Deg F, the risk of scalding increases. Run hot water at the tap closest to the water heater for at least three minutes. Then fill a glass and check the hot temperature. If the water is above 120 degrees, adjust the dial, wait about three hours and check again. Repeat until you get 120-degree F water. For a final test, check the water heater temperature the following morning, before anyone uses hot water.

East Unit

Deficiencies

1. Vent hood mounting screws are missing.
2. The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
3. Pan is lacking a drain system. Recommend installing a moisture alarm available at Lowes or Home Depot.



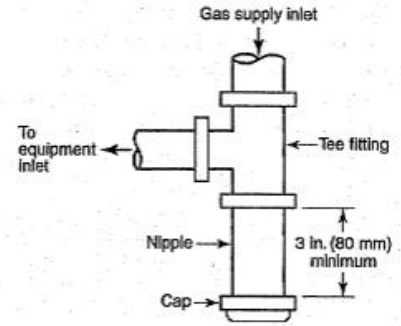
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D=Deficient

I NI NP D



**West Unit
Deficiencies**

1. The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
2. Flue vent is not connected properly. Recommend correction to code.

I=Inspected

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D=Deficient

I NI NP D



Water heater Temperature and Pressure Relief Valve Deficiencies

1. East Unit : Drain line runs uphill at some point. Recommend slight downward slope.

I=Inspected

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D=Deficient

I NI NP D



D. Hydro-Massage Therapy Equipment

Comments: System operated normally unless other wise noted below in deficiencies.

- The GFCI to the whirlpool tub is located and tested.
- Access door is verified.

NOTE -

- **This was a non intrusive visual inspection of the hydro massage equipment and inspector is not a plumbing specialist. When deficiencies are noted, we recommend that a qualified plumbing specialist be consulted prior to expiration of option period to further evaluate the deficiencies noted .**

Deficiencies

1. Inoperative unit(s) and controls. Jets did not turn on.
2. Lack of ground fault circuit interrupter. Unable to locate one. Recommend further evaluation by a licensed electrician.



E. Other

Comments: Gas meter is located at the left side of home.

Note: If there is evidence of a gas leak (odor), the source is detected utilizing advanced Combustible Gas Leak Detector and reported.

Gas Service

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Gas Grill
Deficiencies**

1. CSST line is in use and is prone to damage. Recommend shielding it or installing rigid black pipe.



V. APPLIANCES

A. Dishwashers

Comments: If unit is unplugged, inspector will not plug in and will state on report "visual inspection only."

- The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection unless noted in deficiencies below.

Deficiencies

1. Unit is not properly secured to cabinet.
2. The dishwasher lacks an anti-siphon device installed in the drain line. This device prevents the wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating it's contents. Inspector recommends installation of one. Please refer to illustration below.

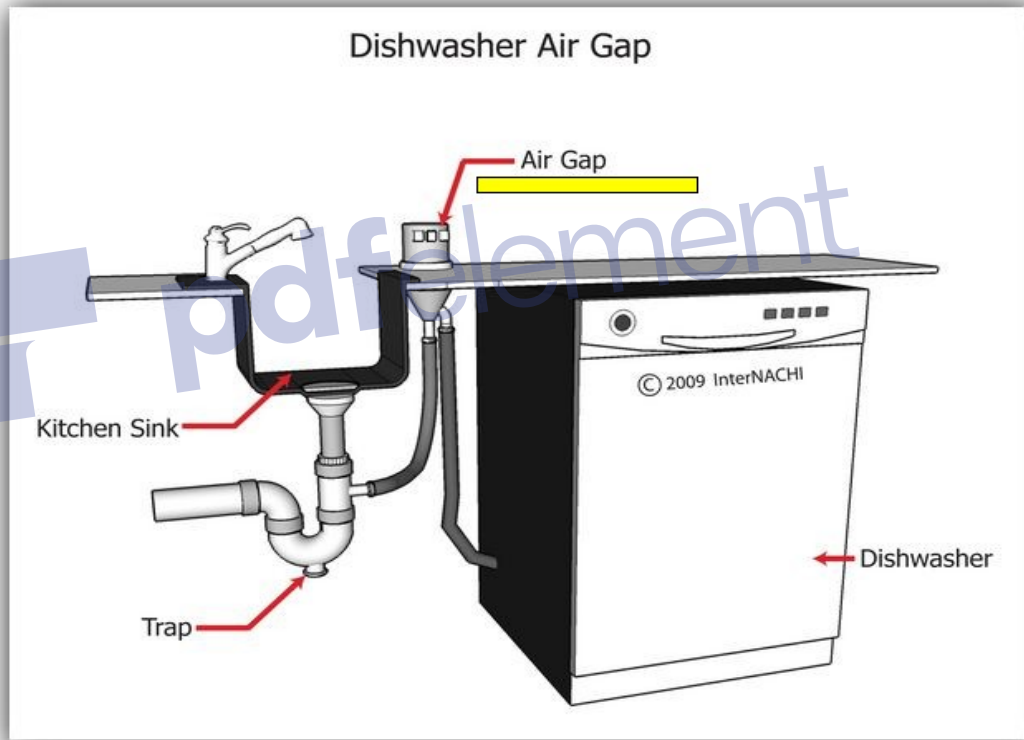
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I NI NP D



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B. Food Waste Disposers

Comments: If unit is unplugged, inspector will not plug in and will state on report "visual inspection only."

WASTE DISPOSAL TIPS -

Put only small quantities of food into the disposal at a time. Large food scraps should be cut into smaller pieces before entering the disposal.

Never put anything down the disposal that is not food or water. Bottle caps, aluminum foil, and other non-food items can damage the disposal or get stuck in the plumbing piping.

Run water while using the disposal and for approximately 30 seconds after you turn it off. Food

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scraps will flow through the piping more easily if they are pushed along by water. Cold water is better than warm water for this purpose because it will force fats and grease to congeal and harden, allowing them to move more easily through pipes. Warm water can be run through the disposal while it is not in operation.

Ice can be used to clear off solidified grease and other debris from the blades in a garbage disposal.

C. Range Hood and Exhaust Systems

Comments: This is a basic operation and visual inspection of the range hood exhaust system. Inspector cannot determine the condition of ducting.

D. Ranges, Cooktops, and Ovens

Comments: If unit is un-plugged or gas main is off; inspector will state on report "visual inspection only".

Range Type: Electric Gas



Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 17 °F (max +/- 25°F)



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D=Deficient

I NI NP D

E. Microwave Ovens

Comments: Basic operation of the microwave oven is tested. Inspector does not check for exterior door leakage.

Deficiencies

1. Unit may not be operating at full capacity after setting to 100% power. All LED's on tester did not flicker as recommended.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: This is a basic operational inspection of the venting system (s).

Deficiencies

1. Master Bath : One radiant heater is directly over the entry door. Safety consideration.
2. West Guest Bath : Exhaust fan is noisy.



Bathroom Radiant Heaters

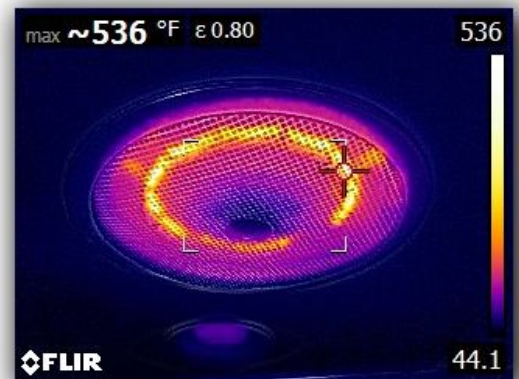
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I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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G. Garage Door Operators

Comments: Inspector will not connect and operate garage openers that are disconnected from power or when door release has been pulled to disengage door. Door will be manually tested.

GARAGE DOOR SAFETY -

Homeowners should not attempt to adjust or repair springs themselves. The springs are held under extremely high tension and can snap suddenly and forcefully, causing serious or fatal injury. No one should stand or walk beneath a garage door while it is in motion. Adults should set an example for children and teach them about garage door safety. Children should not be permitted to operate the garage door opener's push button and should be warned against touching any of the door's moving parts.

Fingers and hands should be kept away from pulleys, hinges, springs, and the intersection points between the door panels. Closing doors can very easily cause bodily injury if care is not taken. The automatic reversal system may need to be adjusted for cold temperatures, since the flexibility of the springs can be affected by temperature. This adjustment can be made from a dial on the garage door opener, which should be changed only by a trained garage door technician.

Deficiencies

1. Left Door : Does not close automatically.
2. Both Doors : Door is damaged at the top.
3. Door locks or side ropes have not been removed or disabled. Recommend removing or disabling to prevent door and opener damage.

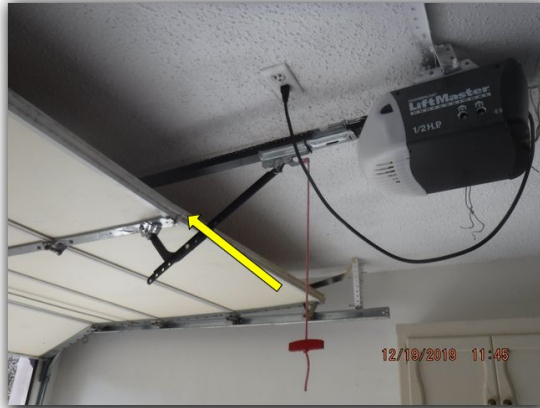
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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H. Dryer Exhaust Systems

Comments: Inspection of the dryer exhaust system is limited. Inspector cannot inspect entire run of the dryer exhaust vent system.

- It is recommended that the dryer exhaust system be inspected and cleaned prior to initial use.
- The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Deficiencies

1. Vent is dirty.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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-
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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: Inspector manually activates all sprinkler zones. Controller function is not tested.

Note: Specific Limitations. TREC Limitations. The inspector is not required to inspect the automatic function of the timer or control box, the rain sensor, spray pattern or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

- Since lines in drip and sprinkler systems are buried, this inspection is limited in scope.
- Drip/sprinkler lines may leak or break anytime after the inspection.
- Sprinkler/drip heads may break or disconnect any time after the inspection.

Zones : 6

Deficiencies

1. Sprinkler supply lines are not insulated and subject to freeze damage.
2. Sprinkler heads and/or lines are above ground and subject to damage.
3. Rear : Supply line to sprinklers is broken. No water output to the rear sprinklers.
4. Front : Two sprinklers by the porch did not activate. Zone 3.
5. Sprinkler over spray hits driveway.
6. There is no rain sensor installed on the system. This deficiency is listed as required by the TREC Standards of Practice. Per TREC Standards all irrigation systems should be equipped with a Rain Sensing Device installed. These devices although common in East and Central Texas are not common installation devices in El Paso.

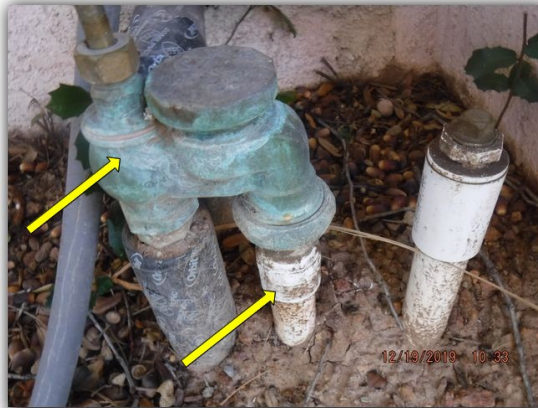
I=Inspected

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I NI NP D



Summary Of Deficiencies

(Please read entire report. Do not rely on this list alone)

1.1 GRADING AND DRAINAGE

1. Houses in the greater southwest area are typically built on almost flat grades, which could present problems with significant moisture buildup. This lot did not appear to have the proper slope for drainage at all points along the foundation at grade; this may lead to foundation distress. Lots should be graded to drain surface water away from the foundation walls. The grade should fall a minimum of 6" within the first 10'.

1.2 ROOF COVERING MATERIALS

1. Mortar is deteriorated cracking or missing on some cap tiles. In need of repair. Refer to Comments above.
2. Tree branches overhang at the front. Recommend trimming back to clear roof.
1. Cracking of roof coating in one or more areas. Refer to Comments above.
2. Indication of water ponding in various areas.. Refer to Comments above.
3. Tree branches overhang at the left and rear. Recommend trimming back to clear roof.
1. Cracking of roof coating in one or more areas. Refer to Comments above.
2. Indication of water ponding in various areas.. Refer to Comments above.
3. Tree branches overhang at the left and rear. Recommend trimming back to clear roof.
1. Gutters / Downspout's draining too close to foundation at the rear. Refer to Comments above.
2. Gutter downspout is disconnected at the left side of home.

1.3 WALLS (INTERIOR AND EXTERIOR)

1. West Bedroom : Settlement crack by the window.
2. East Bathroom : Drywall is missing under the sinks and the access cover to tub plumbing is missing.
1. Some cracks on the stucco siding in various areas. Recommend sealing to prevent moisture intrusion.
2. Rear : stucco is bubbled below the bay window. Tested positive for moisture. Recommend further evaluation.

1.4 CEILINGS AND FLOORS

1. Rear Patio : Evidence of moisture penetration where the paint and finish has peeled away. Tested negative for moisture We recommend that any area where moisture evidence is noted be further evaluated before end of option period.
2. Front Porch : Settlement crack.
3. Garage : Evidence of prior moisture intrusion. Tested negative for moisture.
1. Rear Patio : Evidence of moisture penetration where the paint and finish has peeled away. Tested negative for moisture We recommend that any area where moisture evidence is noted be further evaluated before end of option period.
2. Front Porch : Settlement crack.
3. Office : Carpet is stained.

1.5 DOORS (INTERIOR AND EXTERIOR)

1. East Bedroom : Hits frame.
2. Master Bath : One barn door is difficult to slide and hardware is loose.
3. Office : Latch to French door is seized.

4. Door rubs of hits frame.

1.6 WINDOWS

1. Some windows are difficult to open, close or latch.
2. Caulking around the exterior of all windows is cracked or missing. Recommend re-sealing to prevent moisture intrusion.
3. Master Bath : Difficult to open and close.
4. Office : One casement window crank is loose.
5. Front West Bedroom : Does not stay open.
6. Foyer : Hole on outer pane.
7. Garage : Does not open.
8. West Bedroom : Evidence of active moisture on sill. Tested positive for moisture. Recommend further evaluation.
9. West Bath : Difficult to open and close and springs are noisy.
10. Front West Bedroom : Does not stay open.

1.7 FIREPLACES AND CHIMNEYS

1. Chimney crown is cracked and missing mortar in various areas. Recommend removing the wood trim around the flue. Refer to Comments above.
2. Chimney cap and spark arrestor are missing. Recommend installation of one.
3. **Rear hearth fire brick is cracked. Refer to Comments above.**
4. Creosote build up in firebox or flue. Refer to Comments above.
5. It is recommended to install a cricket where the down slope of the roof connects to the chimney to channel water away from the chimney.
6. The clean out door does not close.
7. Step cracks on the chimney. Recommend sealing.

1.8 PORCHES, BALCONIES, DECKS, AND CARPORTS

1. Minor cracking. Recommend seal and monitor.
2. Rear Patio : Some bricks are loose. Possible trip hazard.

1.9 OTHER

1. Typical cracks / voids in rock wall. Recommend seal and monitor.
2. Rear : Wood is damaged in various areas.
3. Bricks are missing in various areas.

1.10 SERVICE ENTRANCE AND PANELS

1. One doubled tapped breaker.
2. Two panel cover mounting screws are missing.

1.11 BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

1. **Wet Bar : Test indicated reverse polarity. Safety consideration. Further evaluation recommended.**
2. Dining : Switch is taped. Unknown what it operates.
3. **There is no GFCI protection in the garage, exterior. Safety consideration. Further evaluation recommended.**
4. Family Room : One floor outlet housing is loose.
5. Dining : No power to two outlets.
1. Front West Bedroom : Ceiling fan is not balanced.

2. West Bedroom : Light/fan does not turn on.
3. Kitchen : One recessed light did not turn on.
1. Front West Bedroom : Smoke alarm is not present.
2. Carbon monoxide monitor is not present.
3. Chime is inoperable.

1.12 COOLING EQUIPMENT

1. West Unit : The condenser is missing the protective cover.
2. East Unit : The conduit to the unit is damaged.
3. Both Units : The condensate lines and electrical conduit is not properly fastened to the roof. Recommend anchoring them.

1.13 DUCT SYSTEMS, CHASES, AND VENTS

1. HVAC intake air filters to both units are missing.

1.14 PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

1. Active valve / pipe leak. Turned main off after plumbing inspection. Recommend further evaluation.
1. Kitchen : Drain leak at one slip joint.
2. Master Bath : Faucet is loose.
3. Master Bath : One cold water faucet handle is difficult to open.
4. Master Bath : Corrosion or rust is present on shut off valves and/or fixtures. No active leaks detected.
5. East Guest Bath : Faucet handle is loose.
6. East Guest Bath : The drain line and trap under the sink is an incorrect corrugated plastic type that should be replaced with a smooth bore drain pipe to help prevent blockage
1. Master Bath : Shower drain is partially blocked by tile. Recommend opening up to increase the drain diameter.
2. East Bedroom Bath : Shower door is missing and leaks onto floor.
3. Leakage and corrosion at both plumbing connections.
1. Front : Exterior hose bibs do not have back-flow prevention.
2. Front : No water output to one hose bib.

1.15 WATER HEATING EQUIPMENT

1. Vent hood mounting screws are missing.
2. The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
3. Pan is lacking a drain system. Recommend installing a moisture alarm available at Lowes or Home Depot.
1. The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.
2. Flue vent is not connected properly. Recommend correction to code.
3. East Unit : Drain line runs uphill at some point. Recommend slight downward slope.

1.16 HYDRO-MASSAGE THERAPY EQUIPMENT

1. Inoperative unit(s) and controls. Jets did not turn on.
2. Lack of ground fault circuit interrupter. Unable to locate one. Recommend further evaluation by a licensed electrician.

1.17 OTHER

1. CSST line is in use and is prone to damage. Recommend shielding it or installing rigid black pipe

1.18 DISHWASHERS

1. Unit is not properly secured to cabinet.
2. The dishwasher lacks an anti-siphon device installed in the drain line. This device prevents the wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating it's contents. Inspector recommends installation of one. Please refer to illustration below

1.19 MICROWAVE OVENS

1. Unit may not be operating at full capacity after setting to 100% power. All LED's on tester did not flicker as recommended.

1.20 MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

1. Master Bath : One radiant heater is directly

1.21 GARAGE DOOR OPERATORS

1. Left Door : Does not close automatically.
2. Both Doors : Door is damaged at the top.
3. Door locks or side ropes have not been removed or disabled. Recommend removing or disabling to prevent door and opener damage.

1.22 DRYER EXHAUST SYSTEMS

1. Vent is dirty.

1.23 LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

1. Sprinkler supply lines are not insulated and subject to freeze damage.
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