

# VIKING INSPECTIONS

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# PROPERTY INSPECTION REPORT

205 Carriage Trail Lucas, TX 75098



Inspector
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# PROPERTY INSPECTION REPORT FORM

Amy Motsenbocker  Name of Client  205 Carriage Trail, Lucas, TX 75098	12/02/2024 8:00 am  Date of Inspection		
Address of Inspected Property			
Michael Salazar	#20995		
Name of Inspector	TREC License #		
Name of Sponsor (if applicable)	TREC License #		

#### PURPOSE OF INSPECTION

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

#### RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILTY OF THE CLIENT

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

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

#### REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

#### NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner, Selling Agent, Contractors

Occupancy: Occupied -

#### **IMPORTANT!**

Occupied or staged properties do not lend access to all areas. Some areas may have been concealed and inaccessible. This is especially true under sinks, garages, and closets that generally have stored items during the inspection. Please take care to review these areas closely during your final walk through and prior to closing. Download our New Home Owner Checklist to help with this process.

# Additional Information:

#### General

Recommendations and item categorization are provided as a courtesy and may differ from your opinion. Acting on recommendations provided in this report should be performed prior to closing.

#### **Equipment Age Information**

This report may contain information provided as a courtesy about equipment age located in their respective sections of the report. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

#### **Location Information**

This report may contain information about the location of some defects and is provided as a courtesy.

#### This Is Not a Pest Inspection

Inspecting for or providing a comprehensive evaluation for the presence, activity, type, or extent of pests/infestations is outside the scope of this inspection.

#### **DIY Home Maintenance Video Library**

Our DIY Home Maintenance Video Library is here to help. Feel free to use it as you see fit based on your skill level.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

# I. STRUCTURAL SYSTEMS

**☒** ☐ **☒** A. Foundations

*Type of Foundation(s):* Slab on Grade

Method Used To Observe Crawlspace: Not Applicable Location of Crawlspace Access: Not Applicable

1: Corner Pop

Maintenance Item

Corner pops were noted at the corner of the foundation. Corner pops are generally cosmetic. Larger corner pops may need small repairs. Repair as needed.

Recommendation: Contact a handyman or DIY project



Front Right Corner

#### 2: Settlement Present - Evaluate

▲Safety Hazard and/or Needs Attention

Cracks in the foundation, Framing or frieze board separations, Window; wall; floor; or ceiling cracks/separations, Binding; out-of-square or non-latching doors, Sloping floors, Rotating; buckling; cracking or deflecting masonry cladding -

It is the opinion of the inspector that the foundation appears to have settled in one or more areas mainly noted by the noted indicators. A structural engineer should evaluate and provide a report on course of action and remedy.

Recommendation: Contact a qualified structural engineer.







Right Side

Front of home

Right Side

☑ □ □ B. Grading and Drainage

1: Downspout Missing Parts

Recommendations

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

One or more downspouts were missing parts. Downspouts that do not direct water away from the foundation can cause erosion and lead to drainage or foundation issues. Repair as needed.

Recommendation: Contact a qualified professional.



Rear of garage

# 2: Drying Edge Effect Noted

✗ Maintenance Item

Drying edge effect was noted at one or more areas of the foundation indicating the soil surrounding the foundation was too dry reducing foundation support. Additional watering is needed to maintain the soil moisture content.

Recommendation: Recommend monitoring.



Front of home - Representative Photo

## 3: Gutter Debris

Maintenance Item

The gutters have some debris in areas and should be cleaned. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned.

Recommendation: Recommended DIY Project



Right Side - Representative Photo

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

#### 4: Gutters/Downspouts Loose/Missing/Damaged

#### Recommendations

The gutters/downspouts were loose, missing, or damaged in areas. Improperly functioning gutters and downspouts can cause deterioration of fascia, soffit or roof edge and drainage problems. Repair as needed.

Recommendation: Contact a qualified gutter contractor





Rear Right Corner

Rear of garage

#### 5: Landscape High

#### Maintenance Item

The landscaping in areas is near or above the top of the foundation. This can allow for water intrusion in heavy rain. Adequate ground clearances (4" for masonry or 6" for siding or stucco) are recommended to prevent deterioration and water intrusion. Recommend adjustment to the grading or landscaping as needed.

Recommendation: Contact a qualified landscaping contractor



Front of garage

#### 6: Slope Flat/Negative

# Recommendations

Grading was flat or negative (sloping towards the home) in areas which could lead to water intrusion in the crawlspace or standing water near the foundation. Repair as needed.

Recommendation: Contact a qualified landscaping contractor



Page 5 of 41

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

Front of home

## 7: Splash Blocks Missing/Damaged

#### Maintenance Item

One or more splash blocks are missing or damaged at downspouts. Splash blocks help absorb the force of the water exiting the downspout to help prevent erosion.

Recommendation: Recommended DIY Project



Rear of garage

# ☑ □ □ ☑ C. Roof Covering Materials

Types of Roof Covering: Architectural Asphalt/Fiberglass

Viewed From: Walked roof, Limited

Debris:

Debris was noted on the roof. Long standing debris can cause damage to the roof covering. These areas should be cleared and inspected.



Rear

## 1: Coverings Loose/Missing/Damaged

Recommendations

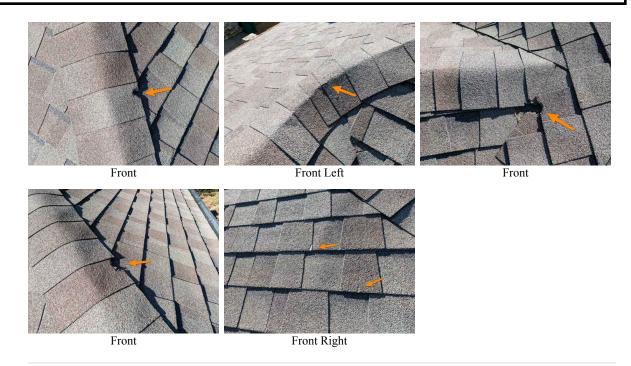
Roof coverings exhibited general damage that could affect performance. Repair as needed.

Recommendation: Contact a qualified roofing professional.

I=Inspected

NI=Not Inspected **NP=Not Present D=Deficient** 

#### NI NP D



## 2: Flashing Loose/Missing/Damaged

#### Recommendations

Flashing was loose, missing, or damaged. A roofing contractor should evaluate the flashing details and make any needed repairs.

Recommendation: Contact a qualified roofing professional.



Right - inverted rubber boot flashing

#### $\mathbf{X}$ $\mathbf{X}$ D. Roof Structure and Attic

Viewed From: Attic, Limited access

Type of Insulation: Batt, Fiberglass, Loose Fill

Approximate Average Depth of Insulation: 8-10 inches

#### 1: Moisture Intrusion - Inactive

# Recommendations

Signs of moisture intrusion were noted in the attic. A moisture meter or infrared camera was used which did not record elevated moisture levels. Additional information should be obtained from the current owner about the last time moisture activity was noted and what was done specifically to address it.

Recommendation: Recommend monitoring.

I=Inspected NI=Not Inspected **NP=Not Present D=Deficient** 

#### NI NP D



Walk-in attic - near air handler

Garage attic

Garage attic - near air handler



Media room attic

#### $\mathsf{X}$ $\mathsf{X}$ E. Walls (Interior and Exterior)

Type of Exterior Wall Covering: Brick, Stone, EIFS/Stucco Type

#### 1: Brick/Mortar Separation Major

Recommendations

Major brick or mortar separations were noted. Repair as needed to prevent further deterioration.

Recommendation: Contact a qualified masonry professional.



Front of home

# 2: Brick/Mortar Separation Minor

Maintenance Item

Minor brick or mortar separations were noted. Repair as needed to prevent further deterioration.

Recommendation: Recommended DIY Project

I=Inspected NI=Not Inspected

NI NP D **NP=Not Present** 

**D=Deficient** 



## 3: Caulk/Grout Loose/Missing/Damaged

✗ Maintenance Item

Bathrooms

Grout and/or caulk improvements were needed at wet locations. Water damage can occur behind and under finished materials if not corrected. Repair as needed.

Recommendation: Contact a qualified professional.



## 4: Caulking Exterior

✗ Maintenance Item

Exterior caulking details such as around windows, doors, wood trim, expansion joints, and exterior penetrations require minor caulking improvements. This is a maintenance item that will need to be done periodically.

Recommendation: Recommended DIY Project

I=Inspected NI=

NI=Not Inspected

**NP=Not Present** 

D=Deficient

# NI NP D







Representative Photo - light fixtures

Representative Photo - windows

Representative Photo - siding and trim

#### 5: Moisture Intrusion - Inactive

#### Recommendations

One or more areas had signs of moisture intrusion. A moisture meter was used which did not record elevated moisture levels. Additional information should be obtained from the current owner about history and known issues.





Garage - Representative Photo

Garage window

# 6: Vegetation On Walls

#### Maintenance Item

Vegetation growing on the walls was noted in one or more areas of the home. The vegetation can damage the exterior siding/veneer materials, prevent adequate ventilation, and promote pest infestation. Trim or remove the vegetation as needed.

Recommendation: Recommended DIY Project







Rear of home

Left Side

Front of home

## 7: Walls - Interior Covering Damaged/Deteriorated

#### Recommendations

One or more areas of the interior walls were damaged or deteriorated. Recommend repair as needed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

Here is a DIY video on repairing a small drywall hole.

Here is a DIY video on repairing a medium drywall hole.

Recommendation: Recommended DIY Project





Primary bedroom closet



Front living room



Front right bedroom



Front right bedroom



Front right bedroom



Garage - Representative Photo

# 8: Weep Holes Missing/Obstructed

Recommendations

One or more areas of the brick veneer had missing or obstructed weep holes. Weep holes help provide ventilation behind the exterior veneer. Repair as needed.

Recommendation: Contact a qualified masonry professional.

I=Inspected NI=Not Inspected **NP=Not Present D=Deficient** 

#### NI NP D



Rear of home

#### $\mathbf{X}$ F. Ceilings and Floors

Repairs Noted:

Repairs were noted in one or more areas. Additional information should be obtained from the current owner.

Multiple areas





Primary bedroom closet Representative Photo

Front living room - Representative Photo

# 1: Ceiling - Damaged

Recommendations

The ceiling was damaged. Repair as needed.

Here is a DIY video on repairing a small drywall hole.

Here is a DIY video on repairing a medium drywall hole.

Widespread damage may require more significant repair methods or a drywall contractor.

Recommendation: Contact a handyman or DIY project





Primary bathroom

Garage - Representative Photo

## 2: Ceiling - Moisture Inactive

I=Inspected

NI=Not Inspected **NP=Not Present D=Deficient** 

#### NI NP D

# Recommendations

One or more areas of the ceiling had signs of moisture intrusion. A moisture meter was used which did not record elevated moisture levels. Additional information should be obtained from the current owner about history and known issues.

Recommendation: Recommend monitoring.







Primary bathroom

Primary bathroom

Dining room



2nd Floor sitting area

## 3: Floors - Carpet Requires Stretching

#### Maintenance Item

The carpet is loose or baggy and not stretched for a tight installation. Repair as needed.

Recommendation: Contact a qualified professional.



2nd Floor bedroom

#### 4: Floors - Moisture Inactive

#### Recommendations

The floor covering had signs of moisture intrusion. A moisture meter was used which did not record elevated moisture levels. Additional information should be obtained from the current owner about history and known issues.

I=Inspected NI=Not Inspected **NP=Not Present D=Deficient** 

NI NP D

Recommendation: Recommend monitoring.



# 5: Floors - Shower Pan/Base Leaks

▲Safety Hazard and/or Needs Attention

The shower pan/base leaked during testing. Further damage can occur if not corrected. A qualified contractor should make any needed repairs.

Recommendation: Contact a qualified plumbing contractor.



Rear Right Corner

# 6: Floors - Tiles Damaged

Recommendations

The tile in one or more areas is damaged. Repair as needed.

Recommendation: Contact a qualified flooring contractor



 $\mathsf{X}$ **G. Doors (Interior and Exterior)** Inaccessible:

I=Inspected

NI=Not Inspected **NP=Not Present D=Deficient** 

#### NI NP D

The door was obstructed and could not be fully inspected. Enclosed areas behind doors were also inaccessible. These areas should be inspected once access has been provided and prior to closing.



Stairway

## 1: Ball Catch/Track Guide Missing/Damaged

#### Maintenance Item

Primary bathroom, Primary bathroom toilet closet

One or more doors had a missing or damaged ball catch or track guide. Repair as needed.

Recommendation: Recommended DIY Project



Representative Photo

# 2: Door Missing

#### Recommendations

Primary bedroom closet

One or more doors were missing. Repair as needed.

Recommendation: Contact a qualified handyman.

#### 3: Door Self Opens/Closes

#### Maintenance Item

Rear guest bathroom, front right bathroom

One or more doors self close/self open. Repair as needed.

Recommendation: Contact a qualified professional.

# 4: Knob Hardware Loose/Missing/Damaged

## Maintenance Item

One or more doors have loose, missing, or damaged knob hardware. Repair as needed.

Recommendation: Recommended DIY Project

I=Inspected

NI=Not Inspected

**NP=Not Present** 

D=Deficient

NI NP D



Living room

# 5: Overlap

# Recommendations

Wet bar

Double doors overlap and do not close properly. Repair as needed.

Recommendation: Contact a handyman or DIY project

#### 6: Rubs Jamb

#### Maintenance Item

Office exterior door, primary bedroom closet, living room, front right bedroom closet, front right bathroom, garage side door

One or more doors stick or were difficult to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation: Recommended DIY Project

## 7: Threshold Loose/Damaged

# Recommendations

Garage side door

One or more doors had a loose or damaged threshold. Repair as needed.

Recommendation: Recommended DIY Project

#### **☒** □ □ **☒** H. Windows

#### 1: Damaged

#### Recommendations

One or more windows were damaged. Repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

NI NP D

Right Side - loose trim

## 2: Frame Damaged

Recommendations

One or more windows had a damaged frame. Recommend repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.





Dining room

Front of garage

#### 3: Seal Failed

Recommendations

1@ primary bathroom

One or more windows were cloudy or display other evidence of broken seals (identified with a red dot or "X" on window, if accessible). Seals between window panes offer some insulation benefits. A qualified contractor should evaluate all windows and repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.

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## ☑ ☐ ☑ ☑ J. Fireplaces and Chimneys

Type of Fireplaces: Electric, Non-vented gas logs, Wood-burning -

If non-vented gas logs are present on the interior, consult the manufacturer's installation instructions to confirm if venting is required. Venting requirements vary by state and local governments as well as the manufacturer.

Screen Recommended:

The installation of a screen or similar covering is recommended at the fireplace for safety to help prevent burn injury.

Front living room

#### 1: Chimney Sweep Recommended

Recommendations

Front Living room

The firebox or chimney had a buildup of Creosote and should be swept prior to further use and regularly.

Recommendation: Contact a qualified chimney sweep.

#### 2: Firebricks/Mortar Loose/Missing/Damaged

Recommendations

NI=Not Inspected I=Inspected

**NP=Not Present** 

**D=Deficient** 

NI NP D

> The brick lining of the fireplace or mortar was loose, missing, or damaged in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.



Front living room

#### 3: Ignition Failed

Recommendations Primary bedroom

The fireplace did not ignite when tested. A qualified contractor should repair as needed.

Recommendation: Contact a qualified fireplace contractor.

# 4: Vent Hood Type Improper

Recommendations

There is an Improper vent hood type for the fireplace. Repair as needed.

Recommendation: Contact a handyman or DIY project



Rear of home - living room fireplace

K. Porches, Balconies, Decks, and Carports

 $\mathbf{X}$  $\mathbf{X}$  $\mathbf{X}$ L. Other

Shrinkage Cracks Noted:

Some cosmetic shrinkage cracks were noted at areas of concrete. This is for your information.

I=Inspected NI=Not Inspected

NP=Not Present

**D=Deficient** 

# NI NP D



Garage

Pond Feature Not Inspected:

The pond feature was not inspected. A professional in this area should evaluate for more information.



Front of home

## 1: Drive/Walkway Damaged/Deteriorated

Recommendations

Multiple areas

The drive or walkway was damaged or deteriorated. Repair as needed.

Recommendation: Contact a qualified professional.



Front of home - Representative Photo

## 2: Flatwork Damaged/Deteriorated

Recommendations

The driveway or sidewalk is damaged or deteriorated in areas. Further deterioration can occur if not corrected. Repair as needed.

Recommendation: Contact a qualified concrete contractor.

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NI=Not Inspected NP=Not Present D=Deficient

# NI NP D

I=Inspected



Front of home

#### 3: Mold-like Appearance

Recommendations

One or more areas had a mold like appearance. Repair as needed.

Recommendation: Contact a qualified professional.





Media room

Kitchen sink

# 4: Previous Moisture Intrusion/Damage

Recommendations

Signs of previous moisture intrusion or damage were noted in one or more areas. The area was dry at the time of inspection. Additional information should be obtained from the current owner.







Primary bathroom sink



Rear guest bathroom sink

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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

Kitchen sink

☑ □ □ M. Infrared Scan

#### 1: Insulation Missing/Damaged/Displaced

Recommendations

A thermal scan using an infrared camera showed areas consistent with missing or poorly performing insulation. Darker colors represent cooler areas while brighter colors represent warmer areas.

Recommendation: Contact a qualified insulation contractor.



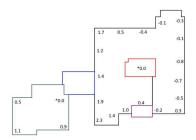
Front entrance

Front living room

🛛 🔲 🔲 N. Foundation Elevation Survey

Foundation Elevation Survey Performed:

The foundation was measured using a digital level device which provides elevation information about the home's foundation. Base unit locations are identified with a 0.0\* measurement. Measurement points are relative to the base unit and are in tenths (0.1) of an inch. A diagram with measurements is provided.



Foundation elevation survey

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

# II. ELECTRICAL SYSTEMS

# ☑ ☑ ☑ A. Service Entrance and Panels

Panel Capacity: (2) 200 AMP

Inaccessible:

The electrical panel was inaccessible and could not be fully inspected. A re-inspection of the panel is recommended once access has been provided and prior to closing.



Left Side - screws seized up

#### 1: Panel Rusted

Recommendations

Both panels

Some rust was noted on the main panel. Recommend repair by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



Left Side - Representative Photo

#### 2: Panel Debris

Recommendations

The electrical panel should be free of debris. Recommend clearing debris as needed.



Left Side

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

# ☑ ☑ ☑ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex type

Ceiling Fan Not Inspected (Remote Controlled):

One or more ceiling fans could not be inspected because the remote could not be located or did not work. Additional information should be obtained from the current owner.

Living room, front right bedroom

Photoelectric Lighting Present:

Some exterior lighting was controlled by photoelectric sensors and could not be fully inspected. Additional information should be obtained from the current owner about any known issues with photoelectric lighting.

#### 1: AFCI Protection Not Observed

Recommendations

AFCI (arc fault circuit interrupter) protection was not observed. They may not have been required when this home was built, but are required today for branch circuits supplying outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, finished basements, or similar rooms or areas. Repair as needed.

Recommendation: Contact a qualified electrical contractor.

#### 2: Carbon Monoxide Detectors Not Present

Recommendations

Carbon monoxide detectors were not present outside each sleeping area which alert occupants of carbon monoxide gas. Repair as needed.

Recommendation: Contact a handyman or DIY project

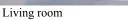
#### 3: Cover Plates Missing/Damaged

Maintenance Item

One or more outlets or wall switches have missing or damaged cover plates. Recommend replacement.

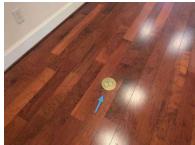
Recommendation: Recommended DIY Project







Right hallway



Middle living room



Garage

I=Inspected NI=Not Inspected

NI NP D **NP=Not Present** 

**D=Deficient** 

# 4: Fixture Damaged

Recommendations

One or more fixtures were damaged. A qualified person should repair as needed.

Recommendation: Contact a handyman or DIY project





Primary bathroom shower

Front Right Corner of garage

# 5: Fixture Loose

Recommendations

One or more fixtures were loose. Repair as needed.

Recommendation: Contact a handyman or DIY project



Rear Left Corner

## **6: GFCI Outlet Defective**

Recommendations

One or more GFCI outlets did not trip and/or reset when tested. Recommend repair by a licensed electrician.



Front Right Corner

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

#### 7: GFCI Outlets Missing

# Recommendations

Garage, exterior

GFCI (Ground Fault Circuit Interrupter) protection should be present at all bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, receptacles that are located within six feet of the outside edge of a sink, laundry area, indoor damp and wet locations, kitchen dishwasher, and electrically heated floors. GFCI outlets are missing at one or more locations. The inspector recommends repair by a licensed electrician.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

## 8: Globes/Covers Missing

#### Maintenance Item

One or more light fixtures are missing globes or covers. These are small repairs. Repair as needed.

Recommendation: Contact a handyman or DIY project





Front right bedroom closet

2nd Floor bedroom closet

#### 9: Light Inoperable

# Recommendations

Kitchen (under cabinet), primary bathroom, primary bathroom shower, primary bedroom, front perimeter, 2nd Floor bedroom ceiling fan

One or more light fixtures were not operating. A new light bulb, repair, or replacement is possibly needed.

Recommendation: Recommended DIY Project

#### 10: Outlets Inoperable

Recommendations

Outlets were inoperable. A licensed electrician should repair as needed.

I=Inspected

NI=Not Inspected

**NP=Not Present** 

**D=Deficient** 

# NI NP D



Front Right Corner

#### 11: Outlets Loose In Wall

#### Maintenance Item

6@ kitchen, 2@ office, 2@ garage

One or more outlets were loose in the wall. Repair as needed.

Recommendation: Contact a handyman or DIY project

#### 12: Smoke Detectors Loose

#### Maintenance Item

One or more smoke detectors were loose in the ceiling or wall. Repair as needed.

Recommendation: Contact a qualified professional.



Front right bedroom

## 13: Smoke Detectors Missing Batteries

#### Maintenance Item

One or more smoke detectors had missing or dead batteries. Recommend battery replacement, initial testing, and regular monthly testing.

Recommendation: Contact a handyman or DIY project

## 14: Tamper Resistant Outlets Not Present

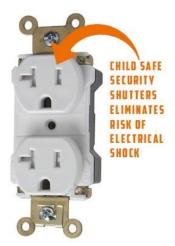
#### Recommendations

Tamper resistant outlets were not present which help prevent children from inserting foreign objects into the outlet. Repair as needed for safety.

I=Inspected NI=Not Inspected

NI NP D **NP=Not Present** 

**D=Deficient** 



Tamper Resistant Outlet

## 15: Wall Switches Unknown Function

Maintenance Item

2@ kitchen

The function of one or more wall switches were unable to be determined. Recommend obtaining additional information form the current owner or repair by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

# 16: Wiring Unprotected

Recommendations

Electrical wiring was noted to be unprotected. A qualified contractor should repair as needed.

Recommendation: Contact a qualified professional.



Front of garage

C. Other 

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

# III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### **☒** ☐ **☒** A. Heating Equipment

*Type of Systems:* Forced Air, Heat Pump (also provides cool air)

Energy Sources: Electric

Heating System(s) Age: 2005, 2019, unknown, unknown -

Heating systems that are 15 to 25 years old are generally considered at or near the end of their expected service life. If any systems fall within this range, a licensed HVAC contractor should fully evaluate them. Life expectancy varies with usage, weather, installation, maintenance, and quality of materials. This information should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system, or component.

#### Furnace Performance Adequate:

The noted heating systems performed adequately during testing. A representative temperature is noted in parenthesis.

2nd Floor (104), garage (102)

#### 1: Furnace Performance Inadequate

▲Safety Hazard and/or Needs Attention 1st Floor main (92), 1st Floor front (90)

The heating systems noted above did not perform adequately. A licensed HVAC contractor should fully evaluate the specified heating/cooling systems and make any needed repairs.

Recommendation: Contact a qualified HVAC professional.

# **☒** □ □ **☒** B. Cooling Equipment

Type of Systems: Air Conditioner Unit, Heat Pump (also provides warm air)

Location of Thermostat: 2nd floor sitting area, Dining room, Living room, Garage

Cooling System(s) Age: 2006, 2019, 2019, 2024 -

Cooling systems that are 8 to 15 years old are generally considered at or near the end of their expected service life. If any systems fall within this range, a licensed HVAC contractor should fully evaluate them. Life expectancy varies with usage, weather, installation, maintenance, and quality of materials. This information should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system, or component.

#### Cooling Performance Adequate:

The specified cooling systems registered a temperature differential within the expected range indicating the systems were cooling as intended. A representative temperature drop is noted in parenthesis.

1st Floor main (18), 1st Floor front (17), 2nd Floor (20), garage (17)

#### Off-season Test:

Please note that the testing of the HVAC system(s) is limited to an "off-season test". The system(s) may perform differently in warmer weather than in cooler weather. Should this be a concern, the system(s) should be evaluated further by a licensed HVAC contractor to determine performance and if any repairs are necessary.

#### 1: Cooling Fins Damaged

Recommendations

All units

The cooling fins on the compressor are damaged and the unit may not perform efficiently. Recommend combing as needed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

HERE is a video on maintaining your A/C condenser.

Recommendation: Recommended DIY Project





Left Side of garage - Representative Photo

Right Side - Representative Photo

# 2: Insulation Missing/Damaged - Condensation Drain Line

#### Maintenance Item

Insulation added to the condensation drain lines at the inside units help prevent condensation from forming on the outside of the lines which can drip and cause damage to surrounding material over time. This is a small repair. Repair as needed.

HERE is the type of insulation that is typically used for such repairs.

Recommendation: Contact a handyman or DIY project



Sample Photo

#### 3: Rusted

Recommendations

The cooling system was rusted in areas. Repair as needed.

Recommendation: Contact a qualified heating and cooling contractor



Left Side of garage

I=Inspected NI=Not Inspected

NI NP D **NP=Not Present** 

**D=Deficient** 

#### 4: Secondary Drain Pan Rusted - Monitor

#### Recommendations

The secondary drain pan for the cooling system had minor areas of rust. The rusted areas should be monitored and the pan repaired or replaced as needed.

Recommendation: Contact a qualified professional.





Media room attic

Walk-in attic

#### 5: Thermostat Loose

#### Maintenance Item

The thermostat was loose on the wall. Repair or replace as needed.

Recommendation: Recommended DIY Project



2nd Floor

## 6: Unit Not Level

#### Recommendations

The pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend leveling the unit.

Recommendation: Contact a qualified HVAC professional.



Left Side of garage

I=Inspected NI=Not Inspected **NP=Not Present D=Deficient** D

NI NP

 $\mathbf{X}$  $\mathbf{X}$ C. Duct Systems, Chases, and Vents

Out of Scope Components:

Humidifiers, dehumidifiers, dampers, fresh air intakes, ERV/HRV (Energy/Heat Recovery Ventilation) units, scent diffusers, and electronic filters are outside the scope of this inspection and not inspected. Regular HVAC maintenance check-ups should include servicing these items.

## 1: Ductwork In Garage

Recommendations

Ductwork was noted in the garage. Harmful gases from vehicles and fuels, for example, can flow into the ductwork and the rest of the home. A qualified contractor should repair as needed.

Recommendation: Contact a qualified heating and cooling contractor



Garage

D. Other

I=Inspected NI=Not Inspected **D=Deficient** 

NI NP D NP=Not Present

# IV. PLUMBING SYSTEM

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

Location of Water Meter: Front of home

Location of Main Water Supply Valve: Front of home

Static Water Pressure Reading: 60

Type of Supply Piping Material: Copper, PEX

Water Source: Public

Pressure Reducing Valve Location: Unknown

# 1: Fixture Drips When Off

Recommendations

Front right bathroom tub

The fixture drip when off. Repair as needed.

Here is a helpful video in case you DIY.

Recommendation: Recommended DIY Project

## 2: Fixture Leaks

Recommendations

The fixture leaked when operated. Repair as needed.

Recommendation: Contact a handyman or DIY project



Garage sink

#### 3: Flow Weak

Recommendations

2nd Floor bathroom sink

The fixture was weak in volume and/or pressure compared to other fixtures in the home. A licensed plumber should repair as needed.

Recommendation: Contact a qualified plumbing contractor.

#### 4: Hose Faucet Drips When Off

Recommendations

Rear of home

One or more hose faucets drip when off. Repair as needed.

Recommendation: Contact a handyman or DIY project

I=Inspected NI=Not Inspected

NI

**NP=Not Present** 

**D=Deficient** 

#### NP D

# 5: Hose Faucet Handle Loose/Missing/Damaged

#### Recommendations

One or more hose faucets had loose, missing, or damaged handles. This is a small repair. Recommend repair as needed.

Recommendation: Recommended DIY Project





Left Side

Front of home

#### 6: Hose Faucet Inoperable

#### Recommendations

One or more hose bibbs were inoperable. A licensed plumber should evaluate and make any needed repairs.

Recommendation: Contact a qualified plumbing contractor.



Front of home

# 7: Plumbing Exposed

#### Recommendations

Plumbing was exposed in one or more areas. A qualified contractor should repair as needed to help protect from physical damage.

Recommendation: Contact a qualified professional.



Front of garage

I=Inspected NI=Not Inspected

NI NP D **NP=Not Present** 

**D=Deficient** 

# 8: Shower Head Leaks

# Recommendations

The shower head leaks when on. Repair as needed.

Recommendation: Contact a handyman or DIY project



Primary bathroom shower

# 9: Sink Loose

#### Recommendations

The sink was loose at the countertop and should be secured. Repair as needed.

Recommendation: Contact a qualified professional.



Garage

# 10: Toilet Seat Missing/Loose/Damaged

#### Recommendations

One or more toilet seats were missing, loose, or damaged. Replace as needed.

Recommendation: Contact a handyman or DIY project



Rear guest bathroom

report identification. 203 Carriage Train; Educas, 171 73090 12/02/202

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

# NI NP D

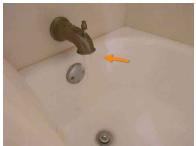
#### 11: Tub Faucet Diverter Leaks

#### Recommendations

One or more tub faucets leak a stream through the tub spout when the shower is on. Repair as needed.

Recommendation: Recommended DIY Project





Front right bathroom

2nd Floor bathroom tub

#### 12: Tub Faucet Diverter Loose

Recommendations

The tub faucet diverter was loose. Repair as needed.

Recommendation: Recommended DIY Project



Rear guest bathroom

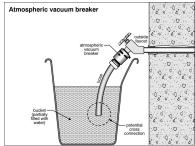
#### 13: Vacuum Breakers Missing

# Recommendations

Vacuum breakers were missing on exterior hose faucets. Vacuum breakers help prevent the reverse backflow of polluted water from entering the potable water supply due to back siphonage. Repair as needed.

HERE is a helpful link on this inexpensive and easy to install device.

Recommendation: Contact a handyman or DIY project



Atmospheric Vacuum Breaker

Report Identification: 205 Carriage Trail, Lucas, TX 75098 - 12/02/2024						
I=I	nspe	cted		NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D			
×			×	B. Drains, Wastes, and Ve		
				1: Drain Slow/Clogged Recommendations Front right bathroom sink	s, front right bathroom tub	
				The drain waste line was scontractor should make an		gged drains can lead to drain backup issues. A qualified
				Recommendation: Contac	et a qualified plumbing contra	ctor.
×			×		primary bathroom right sink train stoppers are missing, dather mended DIY Project	naged, or do not work properly. Repair as needed.
				Water Heater(s) Age: 201 Water heaters near or beyo be considered. Life expec This information should be	9, unknown - ond 6 to 12 years old are gen- tancy varies with usage, wear	erally considered end of life. Replacement costs should her, installation, maintenance, and quality of materials. eline and not as a guarantee or warranty regarding the act, system, or component.
				1: Expansion Tank Loos	e/Damaged	
				Maintenance Item The expansion tank at the any needed repairs.	water heater was loose or da	maged. A licensed plumber should evaluate and make
				Recommendation: Contac	et a qualified plumbing contra	ctor.
				Hallway closet		

X		E. Gas Distribution Systems and Gas Appliance

**☑** D. Hydro-Massage Therapy Equipment

I=Inspected NI=Not Inspected NP=Not Present **D=Deficient** 

NI NP D

Location of Gas Meter: Not Applicable

Type of Gas Distribution Piping Material: Iron, Unknown Location of Main Fuel Supply Shutoff Valve: Unknown

Location of Fuel Storage System: Unknown

 $\mathbf{X}$ F. Other

X  $\mathsf{X}$ **G. Sewer Camera Inspection** 

# 1: Sewer Line Deficiency

▲Safety Hazard and/or Needs Attention

A sewer camera inspection was performed which revealed potential issues which may include bellies, tree roots, line collapses, offsets, debris, damage, etc. A licensed plumber should fully evaluate the sewer line and make any needed repairs.

Recommendation: Contact a qualified plumbing contractor.



From front cleanout towards the street - From front cleanout towards the street - From front cleanout towards the street low area in drain line



Tree roots in drain line



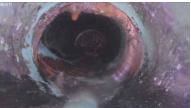
Tree roots in drain line



low area in drain line



low area in drain line



From front cleanout towards the street - From front cleanout towards the street - From front cleanout towards the street offset drain line connection



From front cleanout towards the house From front cleanout towards the house - low area in drain line



- low area in drain line

Report Identification: 205 Carriage Trail, Lucas, TX 75098 - 12/02/2024

I=Inspected NI=Not Inspected NP=Not Present

D=Deficient

I	NI	NP	D	•
	111	111		
				V. APPLIANCES
×				A. Dishwashers
	_	_		
×	Ш			B. Food Waste Disposers
×			×	C. Range Hood and Exhaust Systems
				1: Bulbs Missing/Inoperable  Recommendations  Kitchen  The range hood had one or more bulbs that were missing or do not work. Replace as needed.  Recommendation: Recommended DIY Project
×			×	D. Ranges, Cooktops, and Ovens
				1: Control Knobs Loose/Damaged  Maintenance Item  The range, cooktop, or oven had loose or damaged control knobs. The manufacturer should be contacted for replacement parts.
				Recommendation: Recommended DIY Project
				Kitchen
×				E. Microwave Ovens
×				F. Mechanical Exhaust Vents and Bathroom Heaters
×			×	G. Garage Door Operators

# 1: Damage (Minor)

Maintenance Item

The garage door had minor damage in one or more areas, but is not significantly affecting the garage door operation. Repair is recommended as needed.

Garage Door Type: Garage Door Opener, Manually Operated

I=Inspected

NI=Not Inspected **NP=Not Present D=Deficient** 

NI NP D

Recommendation: Contact a qualified garage door contractor.





Single bay garage door

Double bay garage door

#### 2: Locks Should Be Removed/Disabled

#### Maintenance Item

Garage door locks should be removed or disabled when automatic openers are installed. Accidental damage to the garage door can occur when the locks are engaged and the automatic opener activates. Repair is recommended.

Recommendation: Recommended DIY Project



Garage

#### $\mathsf{X}$ H. Dryer Exhaust Systems

Dryer Duct Cleaning Recommended: The dryer duct contained lint and should be cleaned regularly.

## 1: Vent Hood Missing/Damaged

Recommendations

The dryer exhaust vent had a missing or damaged vent hood. Repair is recommended.

Recommendation: Recommended DIY Project



Front of garage

I=Inspected NI=Not Inspected NP=Not Present **D=Deficient** NI NP D

 $\mathbf{X}$ I. Other

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

NI NP D

# VI. OPTIONAL SYSTEMS

# ☑ □ □ A. Landscape Irrigation (Sprinkler) Systems

Drip Line Exposed:

The drip irrigation line was exposed in one or more areas. Repair as needed.

Multiple areas



Front of home - Representative Photo

#### 1: Control Panel Loose

Maintenance Item

The control panel for the sprinkler system was loose at the wall. Repair as needed.

Recommendation: Contact a handyman or DIY project



Garage

# 2: Zone Valve Malfunction

Recommendations

Zone 4 and 8

One or more zones did not turn on or off properly. A qualified contractor should fully evaluate the system and make any needed repairs.

Recommendation: Contact a qualified landscaping contractor