

Texas Edge Home Inspections, PLLC.

832-206-9949

[www.texasedgeinspect.com](http://www.texasedgeinspect.com)

[matt@texasedgeinspect.com](mailto:matt@texasedgeinspect.com)



INSPECTED FOR

**Susan Smith**

**3323 Babbling Brook Bend Ln.**

**Spring, TX 77380**

**July 17, 2018**

## PROPERTY INSPECTION REPORT

Prepared For: Susan & Samual Smith  
(Name of Client)

Concerning: 3323 Babbling Brook Bend Ln., Spring, TX 77380  
(Address or Other Identification of Inspected Property)

By: Matthew Brading, Lic #TREC # 22654 07/17/2018  
(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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, ***THIS IS NOT A CODE COMPLIANCE INSPECTION*** and does NOT verify compliance with manufacturer's installation instructions. ***THE INSPECTION DOES NOT IMPLY INSURABILITY OR WARRANTABILITY OF THE STRUCTURE OR ITS COMPONENTS.*** Although some safety issues may be addressed in this report, ***THIS REPORT 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;
- the 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.

**This confidential report is prepared exclusively for Susan Smith on 10/15/2018.**

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: **7:45 am** Time Out: **9:50 am** Property was: **Vacant**  
Building Orientation (For Purpose Of This Report Front Faces): **West**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **80 ° to 90 ° Degrees**  
Parties present at inspection: **No other parties present during inspection.**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Susan Smith. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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**SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

**GENERAL LIMITATIONS**

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I=Inspected

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D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

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

*Comments:*

The following areas were inaccessible or not visible, and this limited the extent of our foundation inspection: Most of the foundation system and slab.

The house has a Steel reinforced concrete slab foundation. The type and amount of steel reinforcing in the slab cannot be determined by a visual inspection. However, it is most likely conventionally reinforced with steel reinforcing bar or cable spaced uniformly throughout the slab. Grade beams under load bearing portions of the house provide the homes foundation.

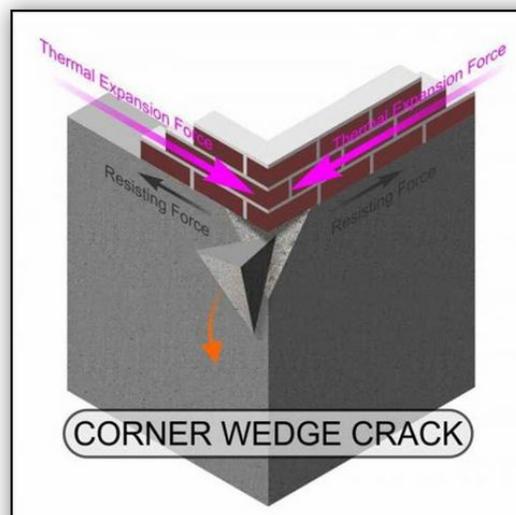
The grade beams are deeper than the rest of the slab and they contain additional steel reinforcing. Based on visible evidence, the structural condition of this foundation is average. We consider the home structurally sound. With normal care, and attention to maintenance of a stable moisture content in the soil surrounding the foundation, the slab should continue to be structurally sound for the foreseeable future.

Soil conditions in this area are known to be unstable. No warranty against future movement can be made

#### Foundation Is Performing Adequately

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. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition to observe and is do to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.



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- Unable to see grade beam in garage with items stored. Nothing observed on the outside of the visible grade beam to indicate structural issues



- Observed evidence of repairs to foundation. This is believed to be only cosmetic and not due to any structural issue



- Observed small crack near front entryway. This is not believed to be due to any structural failure. All cracks should be monitored over time.

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**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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**B. Grading and Drainage**

Comments:

**Grading & Drainage**

- The soil line was observed to be marginally high on the several areas around the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.

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- The gutters require cleaning.



**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

**Roof Covering**

- Damaged shingles were observed on several areas of the roof structure.
- The composition roofing material has experienced considerable granular loss in various locations throughout the roof.

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- **Note:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps. This can be an area for future water penetration



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- **Note:** Prior repairs to the roofing material and/or flashing were observed in one or more locations.

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I	NI	NP	D
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**Flashing Details**

- Some of the metal flashing details were observed to be rusted and should be corrected as necessary.
- The lead jack flashing at the plumbing vent stack needs to be checked, reset or repaired as necessary. The lead jack flashing detail was observed to be improperly installed at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.



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**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 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 Company 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.

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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* Unable to determine.

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

*Insulation Type:* Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

General photos of roof and attic structure



**Roof Structure**

- One or more of the roof structure rafters were observed to be pulling away from the top ridge board. This is relatively common with normal amounts of settlement. Recommend bracing rafters to ridgeboard.



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- Evidence of previous water penetration near furnace exhaust flue. No water damage was observed at time of inspection



#### Attic Ventilation

- The roof structure attic space does not appear to be adequately ventilated. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area. This condition should be further evaluated and corrected as necessary.

#### International Residential Code for One & Two Family Dwellings

##### Roof Ventilation

**R806.2 Minimum area.** The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm-in-winter side of the ceiling.

**R806.3 Vent and insulation clearance.** Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

#### Attic Power Vents

- One or more of the attic power ventilators appears to be inoperative at time of inspection

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**Attic Insulation**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Garage Attic Ladder**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Bedroom Hallway Attic Ladder**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

*Comments:*

*Description of Exterior Cladding:* Brick Veneer, Wood Type Veneer

**Interior Walls & Surfaces**

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- Interior wall joint cracks were observed in the breakfast area. This is believed to be caused by normal amounts of settlement. These are not considered to be a structural issue at this time

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**Exterior Walls & Surfaces**

- The exterior veneer / cladding has some deterioration and/or damage on the several of the structure.
- 2" clearance is recommended between roof and structure
- Exterior trim damaged/deteriorated



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- Soffit under above area showing signs of water damage/deterioration

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I	NI	NP	D
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**F. Ceilings and Floors**

*Comments:*

**Ceilings**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Floors**

- The floor tile(s) were observed to be cracked and/or damaged in kitchen.

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- The floor covering was observed to be water damaged in the dining room. Moisture meter indicates that moisture is present on the dark area of floor but not beyond
- **Note:** There is loose dirt just outside the dining room window. Recommend discussing with homeowner to find out if there is a relation between loose dirt and moisture in flooring.



- Observed poor installation of wood flooring in front bedroom closet

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- **Note:** Some cracking of the garage concrete floor finish was observed.



This crack stems from the hairline crack near the entryway in the foundation. There are no other signs of any structural failure.

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

*Comments:*

**Interior Doors**

- Closet doors missing on front bedroom

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I NI NP D



**Exterior Doors**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Garage Entry Door**

- The garage entry door is not equipped with a self-closing device.

**Overhead Garage Door**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Sliding Glass Door**

- The lock on sliding door was found to be loose however, it was still functioning at the time of inspection

**H. Windows**

*Comments:*

**Window Screens**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Windows**

- Window lock(s) were observed to be damaged and/or missing in the master bedroom.

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**Safety Glass**

*(Under current building standards the following are considered hazardous locations that require safety glass.)*

- Glass in individual fixed or operable panels within 18-inches of the floor.
- Glass in fixed and sliding panels of sliding door assemblies.

**Note:** Unable to determine if safety glass is used in these areas

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

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

- The firebox damper does not appear to be functioning properly. It is propped closed with a bar

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

*Comments:*

**Porches**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Driveway**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Deck(s)**

- The deck material has some deterioration and/or damage. Repairs may be necessary to improve the deck quality.

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L. Other

Comments:

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I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

#### Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: Westinghouse

Branch Circuit Wire Type: Copper



- Observed several neutral wires "double tapped" (more than one wire per lug). This is not allowed under current building codes.

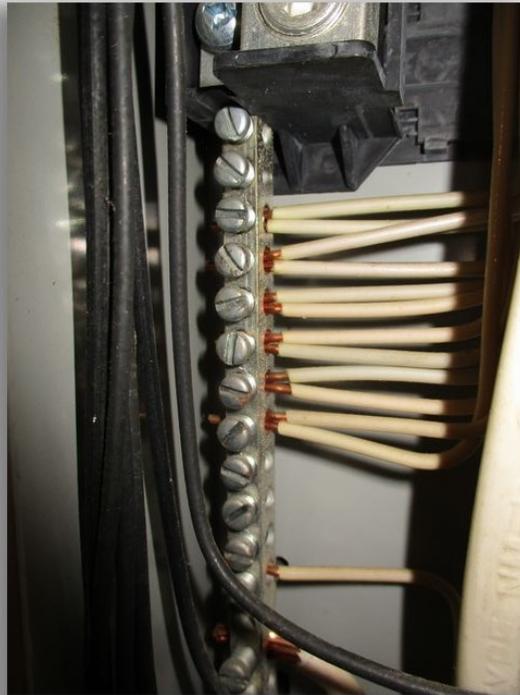
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- Breaker labeled "Spa" was observed to be in the off position
- There were loose wires found inside panel. These are believed to have previously gone to the spa system but are now disconnected and no hot



- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

**2008 National Electrical Code 210.12 Arc-Fault Circuit-Interrupter Protection.**

(A) Definition: Arc-Fault Circuit Interrupter (AFCI). A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

(B) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms,

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sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

NEC's Definition of an Outlet. A point on the wiring system at which current is taken to supply utilization equipment. (i.e. Lighting outlet, receptacle outlet etc.)

**UTILIZATION EQUIPMENT.** Equipment that utilizes electric energy for electronic, electromechanical, chemical, heating, lighting or similar purposes.

- Damaged wire sheathing was observed at the electrical service entrance.



- The electrical service wires hang to low over the roof structure. The electrical service wires from the service pole to the structure should clear all roof structure components by a minimum of 3-feet.

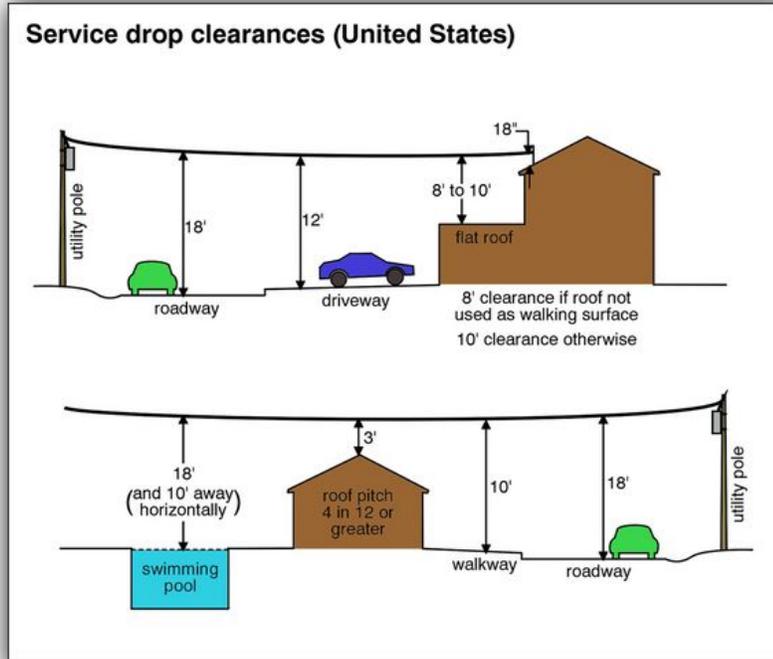
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**Grounding / Bonding**

- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This

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D=Deficient

I NI NP D

condition should be further investigated and corrected if necessary.

- I was unable to locate the electrical bond connection for the metal water piping to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.

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

Type of Wiring: Copper

Comments:

**Receptacle Outlets**

- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.



- Observed outlet in front bedroom closet coming loose from wall



Conduit observed in yard from believed to be from previous spa equipment. Wires do not appear hot when tested.

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I	NI	NP	D
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**Switches**

- **Note:** I was unable to determine the operation end of one or more of the switches.

**Fixtures**

- One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures.
- The ceiling fan appears to be inoperative in the entryway closet.



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- Recommend dealing around all exterior fixtures



- Observed old junction box on side of house. Appears not to be in use



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**Smoke Alarms**

**Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

- One or more of the smoke alarms did not respond properly when tested in the master bedroom.

**Carbon Monoxide Alarms**

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

**Doorbell / Chime**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

#### A. Heating Equipment

Type of Systems:

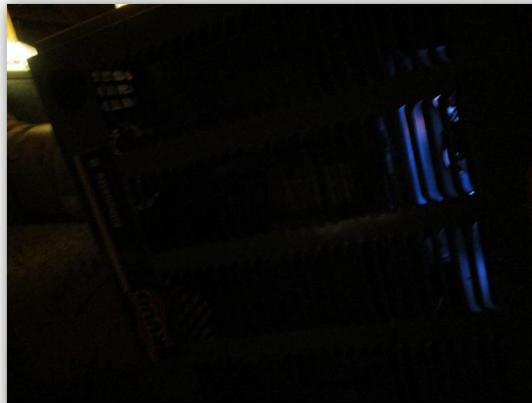
Energy Sources:

Comments:

**Central Heating System** – Energy Source: Gas

Brand Name: RUUD

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



- The attic equipment service platform is inadequate or missing. There should be at least a 30 X 30 inch floored service space in front of the service side of the equipment.
- There is no decked service passage to the attic mounted equipment. Under current mechanical installation standards, all appliances (i.e. HVAC Equipment and/or Water Heaters) mounted in an attic space should be accessible with a passageway of continuous solid flooring not less than 24-inches wide. A level service space at least 30-inches deep and 30-inches wide should be present along the side of the appliance where access is required.



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**B. Cooling Equipment**

Type of Systems:

Comments:

**Central Cooling System**

Today's Temperature Differential (Delta-T): 12

Approximate System Age: **Unable To Determine**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **3.5 ton**

Location: **Interior Ceiling Mounted**

Brand Name: Haier



- Observed wires exposed from conduit



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**Notice:** Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions may include but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** It is recommended that when ducts are touching, blanket insulation should be used between them to prevent excess moisture due to condensation

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I	NI	NP	D
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#### IV. PLUMBING SYSTEM

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

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Garage Area

Static water pressure reading: 50 to 60 psi

Comments:

##### Exterior Faucets/Fixtures

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** This is not uncommon to observe with a home of this age.
- The exterior water hose bibb (faucet) is leaking at the handle when operated on the north side of the structure.



##### Laundry Connections

- Unable to check laundry connections without washing machine present

##### Kitchen Sink

- The drain leaks water into the cabinet when drained



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*Lavatory / Sink*

- The drain leaks water into the cabinet when drained



*Bathtub*

- Drain stop missing in master bathtub
- The master bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- Drain stop not holding water guest bathtub
- Guest bath faucet does not fully switch to shower (shower and faucet run at the same time)
- The faucets hot/cold water orientation is reversed guest bathtub



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*Commode / Toilet*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

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**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope 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. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

**C. Water Heating Equipment**

*Energy Sources:*

*Capacity:*

*Comments:*

**Water Heater – Energy Source: Gas**

*Location: Garage*

*Approximate Capacity: 40 Gallons*

*Approximate Age: 2011*

*Brand Name: US Craftsman*

- Unable to determine the termination of TPR Valve (Temperature Pressure Relief)



- Unable to verify bonding at water heater

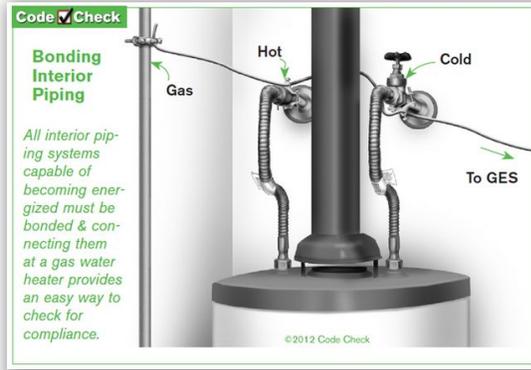
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**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution System**

*Comments:*

- There was a gas leak detected at the outside service meter near the shut off valve. This was detected with a combustible gas meter. Recommend having gas company replace valve



- Corrugated Stainless Steel Tubing (CSST) was observed to be in use at the time of this inspection. This product is known to have various installation and grounding / bonding problems or deficiencies.

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Full evaluation of this product is beyond the scope of this inspection. You are strongly encouraged to have a licensed plumber evaluate the installation and a licensed electrician investigate for proper bonding and grounding of this component of the gas distribution system. *Such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.* Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.

**Notice:** The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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## V. APPLIANCES

### A. Dishwashers

*Comments:*

This component appears to be performing adequately at the time of this inspection.

### B. Food Waste Disposers

*Comments:*

This component appears to be performing adequately at the time of this inspection.

### C. Range Hood and Exhaust Systems

*Comments:*

This component appears to be performing adequately at the time of this inspection.

- **Note:** The vent hood does not terminate outside



### D. Ranges, Cooktops, and Ovens

*Comments:*

This component appears to be performing adequately at the time of this inspection.



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**E. Microwave Ovens**

*Comments:*

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

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**G. Garage Door Operators**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**H. Dryer Exhaust Systems**

*Comments:*

This component appears to be performing adequately at the time of this inspection.



**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 10/15/2018, between Susan Smith (herein known as the Client) and Texas Edge Home Inspections, PLLC (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 3323 Babbling Brook Bend Ln. (herein known as the property).

**I. SCOPE OF SERVICES**

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (\$) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
  - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
  - 2. The item is in need of replacement, maintenance or repair; or
  - 3. Further evaluation by an expert is recommended.

**II. INSPECTION REPORT**

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO:**
  - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
  - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
  - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
  - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

**This confidential report is prepared exclusively for Susan Smith on 10/15/2018.**

### III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

### IV. LIMITATION OF LIABILITY

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$**

### V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

### VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

### VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

**BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.**

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

Date: 10/15/2018

Inspector: Matthew Brading