

# *Houston's Edge home inspections*

## Property Inspection Report



19139 Candletrail Dr., Spring, TX 77388

Inspection prepared for: Brian Baldwin

Date of Inspection: 10/5/2018 Time: 10:00 a.m.- 1:27 p.m.

Age of Home: 1974 Size: 2497 sq. ft.

Weather: 84°F

Rained in last three days: Yes, Home was vacant, Buyer present, No lead paint test or asbestos test performed at inspection Inspection fee \$325.00

Inspector: John Fish

License # 10393

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



## PROPERTY INSPECTION REPORT

Prepared For: Brian Baldwin  
(Name of Client)

Concerning: 19139 Candletrail Dr., Spring TX, 77388  
(Address or Other Identification of Inspected Property)

By: John Fish, License # 10393 10/5/2018  
(Name and License Number of Inspector) (Date)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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

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

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

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

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

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):

- Slab Foundation

Comments:

• Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report.

• The foundation at home area appears to be providing adequate support to structure based on a limited visible observation, At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant deflection in the foundation. this opinion is not to be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.

• Exposed re barr at home in areas recommend foundation company evaluate and repair.

• Cracking noticed in foundation at garage in areas and floor slopes recommend a foundation company evaluate the foundation at garage area may not be supporting the structure as intended.

• Observed damaged corners of the slab. "Corner pops" typically occur due to different thermal expansion rates between the wall and foundation. Because the foundation reinforcement does not extend into the corners, these areas are weaker than the surrounding masonry and crack under expansive pressure. These cracks are common and do not affect foundation performance

• Observed hairline crack in foundation at home.

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I	NI	NP	D
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Observed damaged corners of the slab. "Corner pops" typically occur due to different thermal expansion rates between the wall and foundation. Because the foundation reinforcement does not extend into the corners, these areas are weaker than the surrounding masonry and crack under expansive pressure. These cracks are common and do not affect foundation performance



Exposed re barr at home in areas recommend foundation company evaluate and repair.



Cracking noticed in foundation at garage in areas and floor slopes recommend a foundation company evaluate the foundation at garage area may not be supporting the structure as intended.



Cracking noticed in foundation at garage in areas and floor slopes recommend a foundation company evaluate the foundation at garage area may not be supporting the structure as intended.

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Observed hairline crack in foundation at home.

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X			X
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## B. Grading and Drainage

## Comments:

- Drains present
- Drains not tested by inspector
- Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.. With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For pier and beam foundations , there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.. Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects
- Appears home has been treated for termites in past recommend consulting with seller about the date of treatment and if there are any warranties in place.
- There are areas around the foundation that have high soil,Which can be conducive to termites and allow water/insects into home. Soil grade should typically be four to six inches below the top of foundation with a positive slop away from the foundation for proper drainage.
- Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to kept all vegetation away from the home to allow proper ventilation between the home and vegetation • Wood form boards and /or stakes around foundation should be removed as they will tend to rot and may attract termites
- Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.( Back of home and back area of garage.)



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Drains present



Drains not tested by inspector



Drains not tested by inspector



There are areas around the foundation that have high soil, Which can be conducive to termites and allow water/insects into home. Soil grade should typically be four to six inches below the top of foundation with a positive slop away from the foundation for proper drainage.

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Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow proper ventilation between the home and vegetation • Wood form boards and /or stakes around foundation should be removed as they will tend to rot and may attract termites

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Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.( Back of home and back area of garage.)



Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.( Back of home and back area of garage.)



Appears home has been treated for termites in past recommend consulting with seller about the date of treatment and if there are any warranties in place.

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X			X
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## C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles noted.

Viewed From:

- Roof

Comments:

- Roofing material appears to be around 13 - 15 years old this type of roofing material material last around 20 years in the Houston Texas area. So the roofing material will need replaced in the next 5-7 years, but can fail earlier or last longer.
- Observed repaired areas where newer shingles where installed in areas.
- Granular loss observed at shingles.
- Granular loss observed at ridge cap shingles in areas.
- Damaged ridge cap shingles observed in areas.
- Missing ridge cap shingle at bottom of roof at front corner of garage.
- Recommend trimming tree limbs three to five feet away from roof coverings.
- Recommend removing debris from roof areas.
- Observed a loose ridge cap shingle at garage area.
- Observed moss growing on shingles in areas.
- Recommend roofing contractor to evaluate and make any needed repairs.



Observed repaired areas where newer shingles where installed in areas.



Observed repaired areas where newer shingles where installed in areas.



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Recommend removing debris from roof areas.



Damaged ridge cap shingles observed in areas.



Damaged ridge cap shingles observed in areas.



Recommend trimming tree limbs three to five feet away from roof coverings.

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Granular loss observed at ridge cap shingles in areas.



Damaged ridge cap shingles observed in areas.



Observed a loose ridge cap shingle at garage area.



Observed moss growing on shingles in areas.



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Observed moss growing on shingles in areas.



Missing ridge cap shingle at bottom of roof at front corner of garage.



Damaged ridge cap shingles observed in areas.



Damaged ridge cap shingles observed in areas.

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Granular loss observed at shingles.



Observed repaired areas where newer shingles were installed in areas.

X			X
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## D. Roof Structure and Attics

Viewed From:

- Roof

Approximate Average Depth of Insulation:

- Insulation is 8-14 inches radiant barrier present.

Comments:

- Missing fire blocking material at attic access pull down stairs.
- Missing collar ties in areas.
- Missing purlin supports in areas.
- Observed moisture damaged soffits in more than one areas recommend contractor evaluate and repair.
- Wood rot observed at fascia board at one or more areas.
- Attic access opening is not cut properly and it is difficult to enter into attic area due to position of pull down access stairs.
- Recommend a contractor evaluate all areas.

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Observed moisture damaged soffits in more than one areas recommend contactor evaluate and repair.



Observed moisture damaged soffits in more than one areas recommend contactor evaluate and repair.



Wood rot observed at fascia board at one or more areas.



Missing fire blocking material at attic access pull down stairs.

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Missing purlin supports in areas.



Missing collar ties in areas.



Attic access opening is not cut properly and it is difficult to enter into attic area due to position of pull down access stairs.



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I	NI	NP	D
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X			X
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## E. Walls (Interior and Exterior)

## Wall Materials:

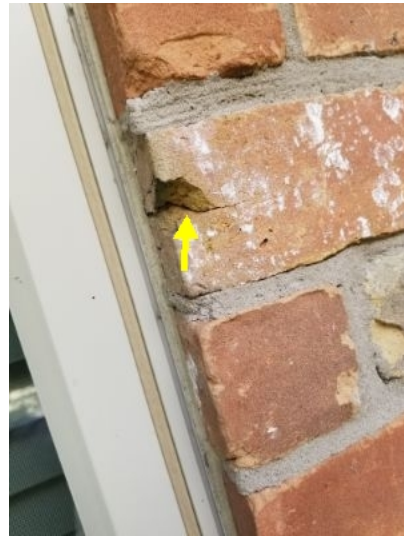
- Exterior walls are made of brick
- Exterior walls are made of stucco
- Exterior walls are made of hardie board
- Interior walls are made of Drywall
- Interior walls are made of tile
- Interior walls have mirrors on them

## Comments:

- Missing mortar at one or more areas.
- Cracks observed in brick veneer in areas.
- Observed mortar cracks in areas.
- Damaged brick veneer in areas.
- Recommend sealing all holes and gaps at exterior.
- The brick wall at back of home attached missing mortar and separating from home,
- Cracks at brick wall in brick veneer at back of home for gate.
- Recommend sealing around all penetrations at exterior areas.
- Small hole observed in breakfast area wall.
- Cracks or repaired cracks observed in drywall in areas.
- Hole observed at drywall upstairs back bedroom.
- Paint needs touched up in areas.



Observed mortar cracks in areas.



Damaged brick veneer in areas.



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Recommend sealing all holes and gaps at exterior.



Observed mortar cracks in areas.



Missing mortar at one or more areas.



The brick wall at back of home attached missing mortar and separating from home,

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The brick wall at back of home attached missing mortar and separating from home,



Cracks at brick wall in brick veneer at back of home for gate.



Missing mortar at one or more areas.



Observed mortar cracks in areas.

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Cracks observed in brick veneer in areas.



Observed mortar cracks in areas.



Recommend sealing around all penetrations at exterior areas.



Small hole observed in breakfast area wall.



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Cracks or repaired cracks observed in drywall in areas.



Hole observed at drywall upstairs back bedroom.



Paint needs touched up in areas.



Cracks or repaired cracks observed in drywall in areas.

X			X
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## F. Ceilings and Floors

## Ceiling and Floor Materials:

- Ceiling is made of drywall
- Floors are made of Tile, and carpet.

## Comments:

- Patched areas on the ceiling
- Tile did not appear to bond well to concrete at breakfast area and laundry room areas recommend contractor evaluate.
- Observed stains in carpet in areas.
- Cracks observed in drywall on ceiling

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Tile did not appear to bond well to concrete at breakfast area and laundry room areas recommend contractor evaluate.



Observed stains in carpet in areas.



Patched areas on the ceiling



Cracks observed in drywall on ceiling

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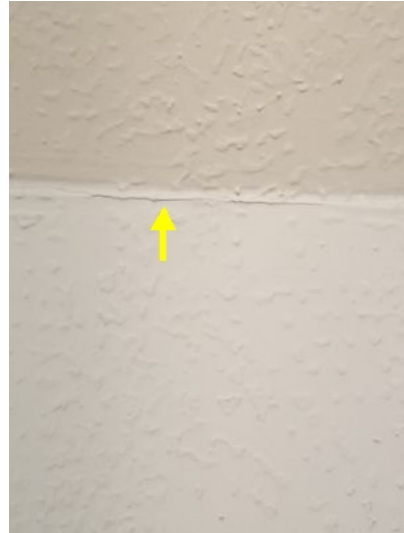
Cracks observed in drywall on ceiling



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Cracks observed in drywall on ceiling

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Tile did not appear to bond well to concrete at breakfast area and laundry room areas recommend contractor evaluate.



Patched areas on the ceiling



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

##### Comments:

- Observed some damage at back door jamb laundry room entry door.
- Wood rot observed at back door entry into laundry room area.
- Front door sticks at threshold.
- Doors did not latch at one or more areas.
- Door drags at floor at upstairs front right bedroom ( if viewed by facing home from street.) closet door.
- Loose door knob at upstairs right front bedroom (If viewed by facing home from street)



Observed some damage at back door jamb laundry room entry door.



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Wood rot observed at back door entry into laundry room area.



Front door sticks at threshold.



Doors did not latch at one or more areas.



Loose door knob at upstairs right front bedroom (If viewed by facing home from street)



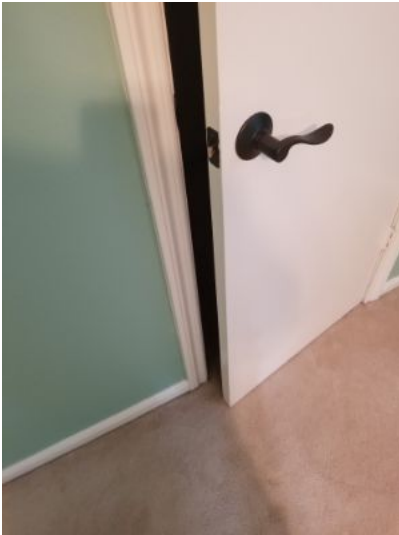
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Doors did not latch at one or more areas.



Door drags at floor at upstairs front right bedroom (if viewed by facing home from street.) closet door.

☒ ☐ ☐ ☒

H. Windows

Window Types:

- Windows are made of plastic double pane.

Comments:

- Wood rot observed at window trim at bottom of front windows. Recommend contactor evaluate and repair.
- Some of the windows that open with hand crank stick, but do function.
- Upstairs front right bedroom ( If viewed by facing home from street) window did not latch.



Wood rot observed at window trim at bottom of front windows. Recommend contactor evaluate and repair.



Wood rot observed at window trim at bottom of front windows. Recommend contactor evaluate and repair.

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I NI NP D



Some of the windows that open with hand crank stick, but do function.



Upstairs front right bedroom ( If viewed by facing home from street) window did not latch.

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

Comments:

- Hand rail should return to wall.



Hand rail should return to wall.

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#### J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is mason built

Comments:

- Gas logs present damper should be blocked open.
- Observed damaged bricks and missing mortar at chimney at exterior areas.

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I	NI	NP	D



Gas logs present damper should be blocked open.



Observed damaged bricks and missing mortar at chimney at exterior areas.

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

Comments:

- Cracks observed on driveway
- lifting area at driveway this can create a trip hazard.
- Damaged area at driveway.
- cracking seen on the patio
- cracking seen on the front porch



Cracks observed on driveway



Damaged area at driveway.



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lifting area at driveway this can create a trip hazard.



cracking seen on the front porch



cracking seen on the patio



cracking seen on the patio

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L. Other

Materials:  
Comments:

## II. ELECTRICAL SYSTEMS

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I NI NP D

X			X
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## A. Service Entrance and Panels

## Panel Locations:

- Electrical panel is located at the garage area

## Materials and Amp Rating:

- Copper wiring
- 150 amp main breaker
- Service Entrance and Panels Inspection of the electrical service system is limited to visible and accessible components of the entrance cable, meter box, service panel and the visible portions of the wiring. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. Auxiliary electrical systems such as generators are not inspected. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed. No assertion as to the insurability of the property is made.

## Comments:

- I have observed a federal Pacific stab lok sub panel
- The following has been said about Federal Pacific Electric "Stab-Lok" panels: That these panels pose a latent threat and could be a hazard. The circuit breakers may fail to trip in the case of an overload or short-circuit. A circuit breaker that fails to trip could cause a fire or personal injury. For these reasons and the potential risk I recommend that these types of panels be replaced by a certified and licensed electrician
- Rodent droppings present at panel.
- Recommend a certified and license electrician evaluate all areas.

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Rodent droppings present at panel.

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

## Type of Wiring:

- Copper wiring
- 150 Amp service panel

Connected Devices, and Fixtures: Ground Fault Circuit Interrupter (**GFCI**) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas. Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a **SAFETY HAZARD** and a **HIGHLY RECOMMENDED REPAIR ITEM!** The Texas standards of practice for inspectors require us to mark this as a deficiency. Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems. Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound. In occupied homes, the smoke detectors are not tested unless it is known they are not connected to a monitored system. Suggest periodic testing to ensure proper working order and the batteries be replaced annually. The wiring for phone systems, television surround sound systems, cable and internet are not part of a home inspection therefore these items are not inspected or evaluated. The purpose of an **AFCI** (Arc Fault Circuit Interrupt) breaker is to protect against fires caused by electrical arcs. Standard circuit breakers and GFCI's cannot detect all dangerous arc faults. Arcs can be caused by damaged, aged or improperly used wires or cords or worn electrical insulation. AFCI breakers detect these arc faults and immediately turn off the circuit where the arc is detected. Arc fault protection is required for all bedroom circuits in newer homes. AFCI faults shall be present in all sleeping rooms, family rooms, dining rooms, sun rooms, living rooms, pallor rooms, recreation rooms, media rooms, hallways closets, and all similar rooms

## Comments:

- Intercom system not inspected.
- Some lights were on timer at exterior. Lighting not tested.
- The breaker for the **A/C** condensing unit is 50 amps. The maximum rated fuse or breaker on the air conditioning unit is 45 amps, meaning that the breaker in the panel is too large for the unit. This could be a fire hazard and I recommend further evaluation by a licensed electrician
- Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2008 NEC.
- Not all outlets in hazardous locations are protected with GFCI circuitry as

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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required by current standards. Observed one or more of the following required locations that are not GFCI protected: all bathrooms, all kitchen counter top and island outlets, all exterior outlets, garage outlets, etc. This condition is a recognizee hazard and should be corrected by a qualified/licensed electrician. One or more outlets in the following locations were not protected: Not present at garage areas, Not present at all kitchen areas, Not present at all exterior areas, Missing at bar area, Not present at all bathrooms missing at half bath, not present at all required areas in laundry and at dishwasher now required as of 2014,

- This house does not appear to be equipped with enough smoke detectors. We strongly advise investing in multiple detectors and placing them according to the manufacturer's instructions. Smoke detectors should be placed within each bedroom, outside each sleeping area, and on each additional story (No smoke detectors located in sleeping areas and smoke detectors found at adjacent areas are old and would recommend replacement).

- This house does not appear to be equipped with a carbon monoxide detector. We strongly advise investing in at least one detector and placing it according to the manufacturer's instructions

- 3 Prong receptacle present for dryer code now requires a 4 prong receptacle.

- Neutrals and grounds sharing same bus bar.

- The panel is not properly labeled

- There are neutral and ground wires in the panel that are sharing spots on the buss bar

- Missing weather proof hood cover at front porch area.

- Extension cord being used as permanent wiring at exterior.

- Wiring under 8' that's not in protective conduit at area of garage.

- Extension cord being used as permanent wiring at garage area.

- Damaged light fixture cover at back breezeway area.

- Wiring under 8' that's not in protective conduit at exterior areas.

- Loose receptacle observed at one or more areas.

- Wiring not secured in areas for exterior lighting.

- Missing junction box covers at attic area.

- Can light in contact with insulation recommend removing insulation 2'

- Recommend a certified and license electrician evaluate all areas.



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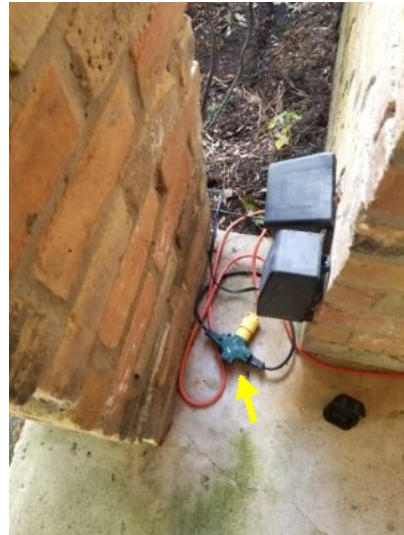
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Missing weather proof hood cover at front porch area.



Extension cord being used as permanent wiring at exterior.



The breaker for the A/C condensing unit is 50 amps. The maximum rated fuse or breaker on the air conditioning unit is 45 amps, meaning that the breaker in the panel is too large for the unit. This could be a fire hazard and I recommend further evaluation by a licensed electrician



Wiring under 8' that's not in protective conduit at area of garage.

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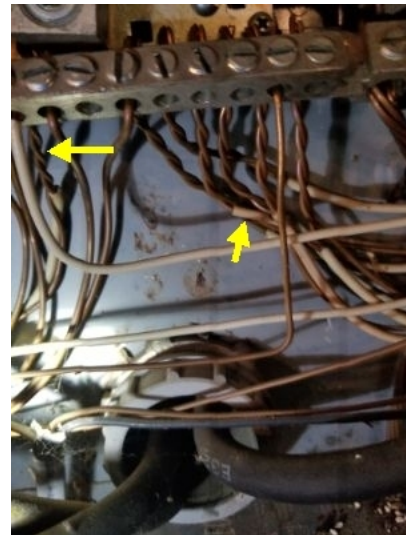
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There are neutral and ground wires in the panel that are sharing spots on the buss bar



Neutrals and grounds sharing same bus bar.



Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2008 NEC.



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Extension cord being used as permanent wiring at garage area.



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Damaged light fixture cover at back breezeway area.



Wiring under 8' that's not in protective conduit at exterior areas.



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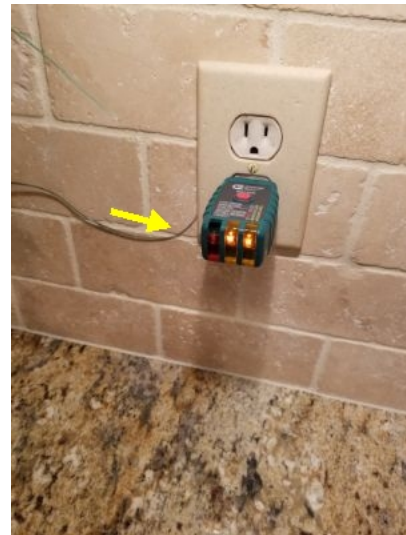
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Intercom system not inspected.

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Loose receptacle observed at one or more areas.



Not all outlets in hazardous locations are protected with GFCI circuitry as required by current standards. Observed one or more of the following required locations that are not GFCI protected: all bathrooms, all kitchen counter top and island outlets, all exterior outlets, garage outlets, etc. This condition is a recognizee hazard and should be corrected by a qualified/licensed electrician. One or more outlets in the following locations were not protected: Not present at garage areas, Not present at all kitchen areas, Not present at all exterior areas, Missing at bar area, Not present at all bathrooms missing at half bath, not present at all required areas in laundry and at dishwasher now required as of 2014,



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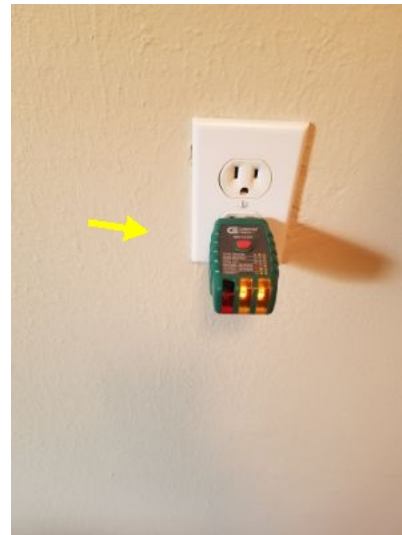
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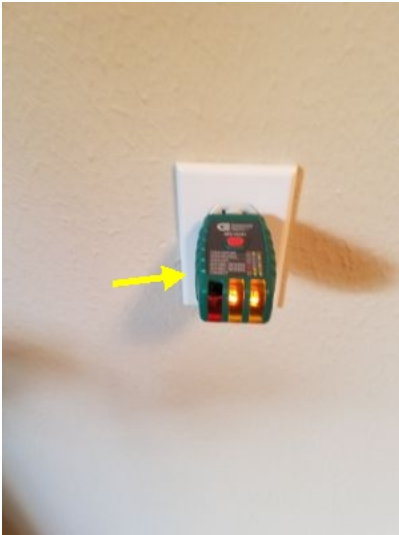
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3 Prong receptacle present for dryer code now requires a 4 prong receptacle.

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This house does not appear to be equipped with enough smoke detectors. We strongly advise investing in multiple detectors and placing them according to the manufacturer's instructions. Smoke detectors should be placed within each bedroom, outside each sleeping area, and on each additional story (No smoke detectors located in sleeping areas and smoke detectors found at adjacent areas are old and would recommend replacement).

Loose receptacle observed at one or more areas.



This house does not appear to be equipped with a carbon monoxide detector. We strongly advise investing in at least one detector and placing it according to the manufacturer's instructions.

Some lights were on timer at exterior. Lighting not tested.

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Can light in contact with insulation recommend removing insulation 2'



Missing junction box covers at attic area.

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

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☐
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#### A. Heating Equipment

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The heating unit is gas powered
- Cooling and heating for these premises is provided by a split system air conditioner and a gas fired heater. A split system air conditioning/heating system consists of two basic elements: The compressor/condensing unit, which is located outside, and the air handler/evaporator coil/furnace unit, which is located in the attic

Comments:

- Manufactured by American Standard
- Serial # Unknown label missing
- Manufactured year unknown missing label recommend a home warranty manufactured year is unknown.
- Unit operated at time of inspection.
- Shut off button is stripped down so unit won't shut off when cover is removed.
- Sediment trap is missing for the gas supply line at the heating unit. Sediment traps (T fitting with a short leg in the down position) are intended to trap moisture in the gas supply line



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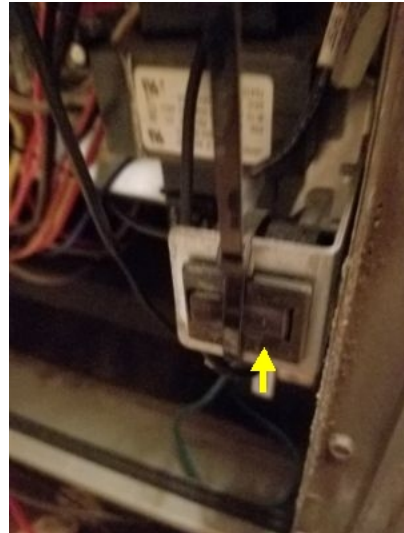
NP=Not Present

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I	NI	NP	D



Manufactured by American Standard



Shut off button is stripped down so unit won't shut off when cover is removed.



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I NI NP D

☒ ☐ ☐ ☒ B. Cooling Equipment

## Type of Systems:

• Cooling Equipment Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading Units should be serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages. When the supply ducts in the attic travel very long distances, lower temperature drops can be anticipated between the return air register and the supply registers because of heat gain over the length of the air ducts. Sharp bends in the ducts can reduce air flow and result in warmer supply air temperatures. Just because this may have a newer high efficiency systems does not necessarily achieve high temperature differentials. The temperature drop can vary with the type and size of the cooling equipment, outdoor air temperature and the blower speed. Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a full system evaluation of the cooling system such as testing the system with pressure gauges, a licensed HVAC technician should be called. For any problem noted in red, a complete evaluation of the HVAC system should be performed

• Cooling and heating for these premises is provided by a split system air conditioner and a gas fired heater. A split system air conditioning/heating system consists of two basic elements: The compressor/condensing unit, which is located outside, and the air handler/evaporator coil/furnace unit, which is located in the attic

• Cooling and heating for these premises is provided by a split system air conditioner and a gas fired heater. A split system air conditioning/heating system consists of two basic elements: The compressor/condensing unit, which is located outside, and the air handler/evaporator coil/furnace unit, which is located in the attic and a split system single supply a/c unit located at garage area.

## Comments:

- The condensing unit is manufactured by American standard.
- Evaporating coil is manufactured by American standard
- Condensing unit Serial #
- Evaporating coil unit Serial #
- • The difference in temperature between the supplies and return should be between 14°F - 21°F the difference in temperature between the supplies and return are 15°F
- The condensing unit says that unit is 410A refrigerant and evaporating coil says R22 recommend HVAC technician evaluate and determine what type of refrigerant units are using because R22 will not be available much longer. After R22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. Except for some simple electrical issues, many types of repairs do require recharging refrigerant. You've probably guessed that fixing a refrigerant

I=Inspected

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I NI NP D

leak will be out of the question. Recommend a home warranty that will cover replacement of a a/c system that uses R-22 coolant and begins leaking this coolant in the future.

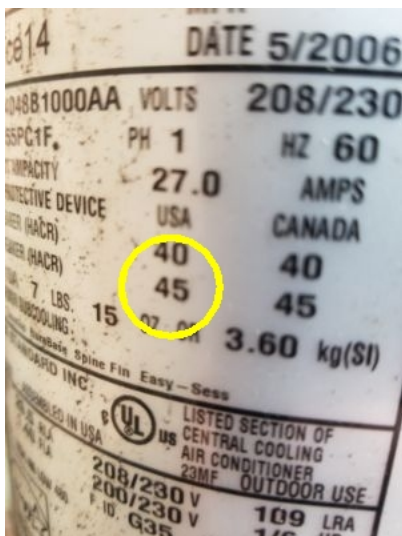
- Manufactured year of condensing unit is 2006 unit is about 12 years old recommend home warranty due to age of unit.
- Manufactured year of evaporating coil is 2006 unit is about 12 years old recommend home warranty due to age of unit.
- Max amp breaker for condensing unit is 45 amps on 60 amp breaker unit is on oversized breaker see electrical section for more details.
- Water present at drain pan. Recommend HVAC technician evaluate.
- Rust present at evaporating coil.



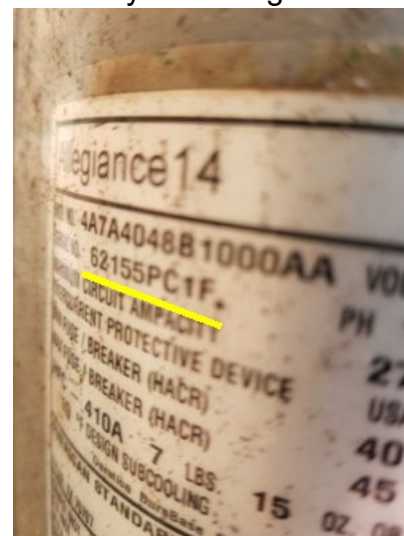
The condensing unit is manufactured by American standard.



Manufactured year of condensing unit is 2006 unit is about 12 years old recommend home warranty due to age of unit.



Max amp breaker for condensing unit is 45 amps on 60 amp breaker unit is on oversized breaker see electrical section for more details.



Condensing unit Serial #

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I NI NP D



The condensing unit says that unit is 410A refrigerant and evaporating coil says R22 recommend HVAC technician evaluate and determine what type of refrigerant units are using because R22 will not be available much longer.

After R22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. Except for some simple electrical issues, many types of repairs do require recharging refrigerant. You've probably guessed that fixing a refrigerant leak will be out of the question. Recommend a home warranty that will cover replacement of a a/c system that uses R-22 coolant and begins leaking this coolant in the future.



Water present at drain pan. Recommend HVAC technician evaluate.



Rust present at evaporating coil.



Evaporating coil is manufactured by American standard



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I NI NP D



Evaporating coil unit Serial #



Manufactured year of evaporating coil is 2006  
unit is about 12 years old recommend home  
warranty due to age of unit.



The condensing unit says that unit is 410A refrigerant and evaporating coil says R22 recommend HVAC technician evaluate and determine what type of refrigerant units are using because R22 will not be available much longer. After R22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. Except for some simple electrical issues, many types of repairs do require recharging refrigerant. You've probably guessed that fixing a refrigerant leak will be out of the question. Recommend a home warranty that will cover replacement of a a/c system that uses R-22 coolant and begins leaking this coolant in the future.

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I NI NP D

X			X
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## C. Duct Systems, Chases, and Vents

## Comments:

- Filter is located stairway area and media filter present.
- Registers are rusted at one or more areas.
- Air flow weak / or air is not very cool at kitchen register and upstairs front left bedroom( if viewed by facing home from street), and upstairs back bedroom. Recommend HVAC technician evaluate.
- Electrical tape present at duct should be a/c tape.
- Ducts not suspended in areas.



Registers are rusted at one or more areas.



Air flow weak / or air is not very cool at kitchen register and upstairs front left bedroom( if viewed by facing home from street), and upstairs back bedroom. Recommend HVAC technician evaluate.

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I	NI	NP	D
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Air flow weak / or air is not very cool at kitchen register and upstairs front left bedroom( if viewed by facing home from street), and upstairs back bedroom. Recommend HVAC technician evaluate.

Air flow weak / or air is not very cool at kitchen register and upstairs front left bedroom( if viewed by facing home from street), and upstairs back bedroom. Recommend HVAC technician evaluate.



Electrical tape present at duct should be a/c tape.



Ducts not suspended in areas.

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Exterior of structure

Location of Main Water Supply Valve:

- Exterior area

Comments:

- Static Water Pressure Reading: 72 psi

- Plumbing supplies are PVC

- Main water supply valve located at exterior.

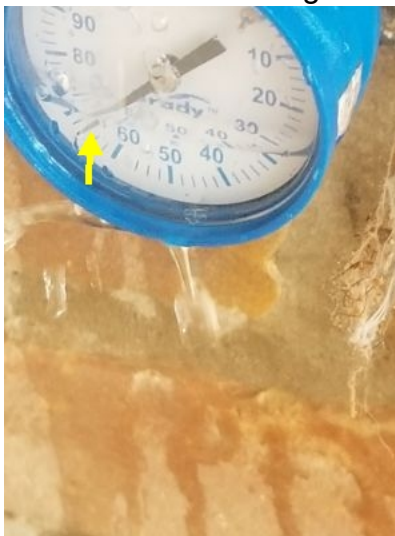
- **Missing back flow preventer device at hose bibbs.**



Main water supply valve located at exterior.



Missing back flow preventer device at hose bibbs.



Static Water Pressure Reading: 72 psi



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I NI NP D

☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Comments:

- Main clean out location is unknown
- Drains are PVC

☒ ☐ ☐ ☒ C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the laundry room

Capacity:

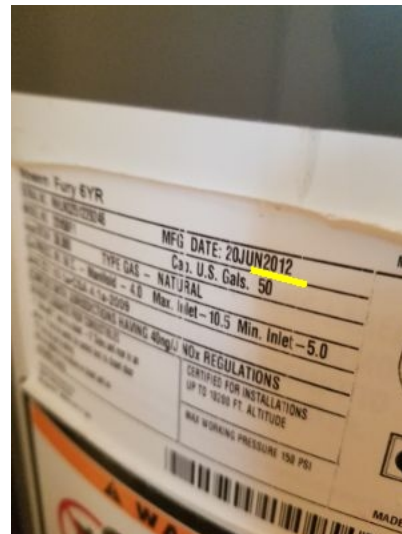
- Unit is 50 gallons

Comments:

- Water heater is manufactured by Rheem
- Serial #
- Manufactured year 2012 unit is about 6 years old unit is near the end of it's expected life span and will need replaced in future recommend home warranty due to age of unit.
- I do not test temperature relief valves due to the risk of leaking after testing, but do recommend a plumber test once a year
- Sediment trap is missing for the gas supply line at the water heating unit. Sediment traps (T fitting with a short leg in the down position) are intended to trap moisture in the gas supply line
- Corrosion present at the top of water heater.



Water heater is manufactured by Rheem



Manufactured year 2012 unit is about 6 years old unit is near the end of it's expected life span and will need replaced in future recommend home warranty due to age of unit.

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Serial #



Sediment trap is missing for the gas supply line at the water heating unit. Sediment traps (T fitting with a short leg in the down position) are intended to trap moisture in the gas supply line



Corrosion present at the top of water heater.

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☒

E. Other

Materials:

- Gas meter

Comments:

- Water softener not inspected.

- Bonding wire is not present at gas meter.

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I	NI	NP	D
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Water softener not inspected.



Bonding wire is not present at gas meter.

## V. APPLIANCES

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## A. Dishwashers

Comments:

- Operated.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## B. Food Waste Disposers

Comments:

- Operated - appeared functional at time of inspection.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## C. Range Hood and Exhaust Systems

Comments:

- Operated - appeared functional at time of inspection.
- Self filtering with vent to the exterior
- Duct tape present at duct should be a/c tape.

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D=Deficient

I	NI	NP	D
---	----	----	---



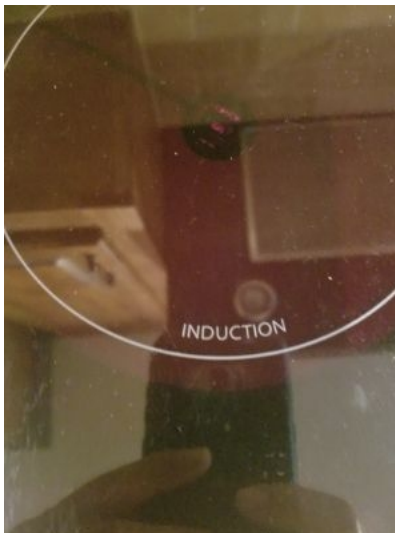
Duct tape present at duct should be a/c tape.

X			
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#### D. Ranges, Cooktops, and Ovens

Comments:

- Oven temperature was set at 350°F temperature taken at oven was 358 °F with in allowed 25°F difference
- Cook top is electric
- Oven(s): Electric
- Unable to test induction cook top no pans present at home.



Unable to test induction cook top no pans present at home.

X			
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#### E. Microwave Ovens

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
---	--	--	---

## F. Mechanical Exhaust Vents and Bathroom Heaters

## Comments:

- One or more bath fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.



One or more bath fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.

X			X
---	--	--	---

## G. Garage Door Operators

## Door Type:

- Sectional door noted.

## Comments:

- Light bulb is burned out
- Auto reverse mechanism is not present or did not function at garage door.

I=Inspected

NI=Not Inspected

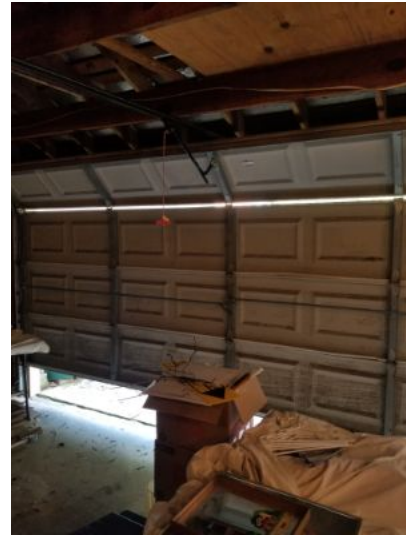
NP=Not Present

D=Deficient

I	NI	NP	D



Light bulb is burned out



Auto reverse mechanism is not present or did not function at garage door.



## H. Dryer Exhaust Systems

Comments:

- Recommend lint removal. Lint in vent can be a fire hazard.
- Recommend sealing around dryer vent cover at exterior.



Recommend sealing around dryer vent cover at exterior.



Recommend lint removal. Lint in vent can be a fire hazard.



## I. Other

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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## Comments:

- Heads need adjustment in some areas spraying structure at one or more areas.
- Broken sprinkler heads at front and back yard areas.



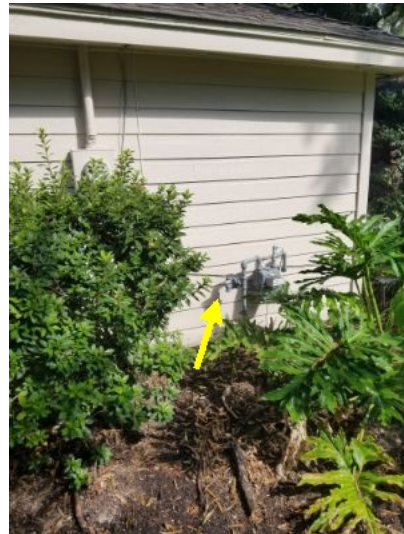
Heads need adjustment in some areas spraying structure at one or more areas.



Broken sprinkler heads at front and back yard areas.



Heads need adjustment in some areas spraying structure at one or more areas.



Heads need adjustment in some areas spraying structure at one or more areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Broken sprinkler heads at front and back yard areas.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## C. Outbuildings

Materials:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:  
Type of Storage Equipment:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## E. Private Sewage Disposal (Septic) Systems

Type of System:  
Location of Drain Field:  
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## F. Other

Comments:



## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: 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.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> <li>• Exposed re barr at home in areas recommend foundation company evaluate and repair.</li> <li>• Cracking noticed in foundation at garage in areas and floor slopes recommend a foundation company evaluate the foundation at garage area may not be supporting the structure as intended.</li> <li>• Observed damaged corners of the slab. "Corner pops" typically occur due to different thermal expansion rates between the wall and foundation. Because the foundation reinforcement does not extend into the corners, these areas are weaker than the surrounding masonry and crack under expansive pressure. These cracks are common and do not affect foundation performance</li> <li>• Observed hairline crack in foundation at home.</li> </ul>
Page 7 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• There are areas around the foundation that have high soil, Which can be conducive to termites and allow water/insects into home. Soil grade should typically be four to six inches below the top of foundation with a positive slop away from the foundation for proper drainage.</li> <li>• Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to kept all vegetation away from the home to allow proper ventilation between the home and vegetation • Wood form boards and /or stakes around foundation should be removed as they will tend to rot and may attract termites</li> <li>• Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.( Back of home and back area of garage.)</li> </ul>
Page 11 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Granular loss observed at shingles.</li> <li>• Granular loss observed at ridge cap shingles in areas.</li> <li>• Damaged ridge cap shingles observed in areas.</li> <li>• Missing ridge cap shingle at bottom of roof at front corner of garage.</li> <li>• Recommend trimming tree limbs three to five feet away from roof coverings.</li> <li>• Recommend removing debris from roof areas.</li> <li>• Observed a loose ridge cap shingle at garage area.</li> <li>• Observed moss growing on shingles in areas.</li> <li>• Recommend roofing contractor to evaluate and make any needed repairs.</li> </ul>

Page 16 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Missing fire blocking material at attic access pull down stairs.</li> <li>• Missing collar ties in areas.</li> <li>• Missing purlin supports in areas.</li> <li>• Observed moisture damaged soffits in more than one areas recommend contactor evaluate and repair.</li> <li>• Wood rot observed at fascia board at one or more areas.</li> <li>• Attic access opening is not cut properly and it is difficult to enter into attic area due to position of pull down access stairs.</li> <li>• Recommend a contractor evaluate all areas.</li> </ul>
Page 19 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Missing mortar at one or more areas.</li> <li>• Cracks observed in brick veneer in areas.</li> <li>• Observed mortar cracks in areas.</li> <li>• Damaged brick veneer in areas.</li> <li>• Recommend sealing all holes and gaps at exterior.</li> <li>• The brick wall at back of home attached missing mortar and separating from home,</li> <li>• Cracks at brick wall in brick veneer at back of home for gate.</li> <li>• Recommend sealing around all penetrations at exterior areas.</li> <li>• Small hole observed in breakfast area wall.</li> <li>• Cracks or repaired cracks observed in drywall in areas.</li> <li>• Hole observed at drywall upstairs back bedroom.</li> <li>• Paint needs touched up in areas.</li> </ul>
Page 23 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Tile did not appear to bond well to concrete at breakfast area and laundry room areas recommend contractor evaluate.</li> <li>• Observed stains in carpet in areas.</li> <li>• Cracks observed in drywall on ceiling</li> </ul>
Page 26 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Observed some damage at back door jamb laundry room entry door.</li> <li>• Wood rot observed at back door entry into laundry room area.</li> <li>• Front door sticks at threshold.</li> <li>• Doors did not latch at one or more areas.</li> <li>• Door drags at floor at upstairs front right bedroom ( if viewed by facing home fro street.) closet door.</li> <li>• Loose door knob at upstairs right front bedroom (If viewed by facing home from street)</li> </ul>
Page 28 Item: H	Windows	<ul style="list-style-type: none"> <li>• Wood rot observed at window trim at bottom of front windows. Recommend contactor evaluate and repair.</li> <li>• Some of the windows that open with hand crank stick, but do function.</li> <li>• Upstairs front right bedroom ( If viewed by facing home from street) window did not latch.</li> </ul>
Page 29 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Hand rail should return to wall.</li> </ul>
Page 30 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Gas logs present damper should be blocked open.</li> <li>• Observed damaged bricks and missing mortar at chimney at exterior areas.</li> </ul>
Page 30 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• Cracks observed on driveway</li> <li>• lifting area at driveway this can create a trip hazard.</li> <li>• Damaged area at driveway.</li> <li>• cracking seen on the patio</li> <li>• cracking seen on the front porch</li> </ul>

## ELECTRICAL SYSTEMS

Page 32 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"><li>• I have observed a federal Pacific stab lok sub panel</li></ul> <p>The following has been said about Federal Pacific Electric "Stab-Lok" panels: That these panels pose a latent threat and could be a hazard. The circuit breakers may fail to trip in the case of an overload or short-circuit. A circuit breaker that fails to trip could cause a fire or personal injury. For these reasons and the potential risk I recommend that these types of panels be replaced by a certified and licensed electrician</p> <ul style="list-style-type: none"><li>• Rodent droppings present at panel.</li><li>• Recommend a certified and license electrician evaluate all areas.</li></ul>
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Page 35 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• The breaker for the <b>A/C</b> condensing unit is 50 amps. The maximum rated fuse or breaker on the air conditioning unit is 45 amps, meaning that the breaker in the panel is too large for the unit. This could be a fire hazard and I recommend further evaluation by a licensed electrician</li> <li>• Did not observe installed <b>AFCI</b> (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2008 NEC.</li> <li>• Not all outlets in hazardous locations are protected with <b>GFCI</b> circuitry as required by current standards. Observed one or more of the following required locations that are not GFCI protected: all bathrooms, all kitchen counter top and island outlets, all exterior outlets, garage outlets, etc. This condition is a recognizee hazard and should be corrected by a qualified/licensed electrician. One or more outlets in the following locations were not protected: Not present at garage areas, Not present at all kitchen areas, Not present at all exterior areas, Missing at bar area, Not present at all bathrooms missing at half bath, not present at all required areas in laundry and at dishwasher now required as of 2014,</li> <li>• This house does not appear to be equipped with enough smoke detectors. We strongly advise investing in multiple detectors and placing them according to the manufacturer's instructions. Smoke detectors should be placed within each bedroom, outside each sleeping area, and on each additional story (No smoke detectors located in sleeping areas and smoke detectors found at adjacent areas are old and would recommend replacement.</li> <li>• This house does not appear to be equipped with a carbon monoxide detector. We strongly advise investing in at least one detector and placing it according to the manufacturer's instructions</li> <li>• 3 Prong receptacle present for dryer code now requires a 4 prong receptacle.</li> <li>• Neutrals and grounds sharing same bus bar.</li> <li>• The panel is not properly labeled</li> <li>• There are neutral and ground wires in the panel that are sharing spots on the buss bar</li> <li>• Missing weather proof hood cover at front porch area.</li> <li>• Extension cord being used as permanent wiring at exterior.</li> <li>• Wiring under 8' that's not in protective conduit at area of garage.</li> <li>• Extension cord being used as permanent wiring at garage area.</li> <li>• Damaged light fixture cover at back breezeway area.</li> <li>• Wiring under 8' that's not in protective conduit at exterior areas.</li> <li>• Loose receptacle observed at one or more areas.</li> <li>• Wiring not secured in areas for exterior lighting.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Missing junction box covers at attic area.</li> <li>• Can light in contact with insulation recommend removing insulation 2'</li> <li>• Recommend a certified and license electrician evaluate all areas.</li> </ul>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 47 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>• Shut off button is stripped down so unit won't shut off when cover is removed.</li> <li>• Sediment trap is missing for the gas supply line at the heating unit. Sediment traps (T fitting with a short leg in the down position) are intended to trap moisture in the gas supply line</li> </ul>
Page 50 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• Max amp breaker for condensing unit is 45 amps on 60 amp breaker unit is on oversized breaker see electrical section for more details.</li> <li>• Water present at drain pan. Recommend HVAC technician evaluate.</li> <li>• Rust present at evaporating coil.</li> </ul>
Page 53 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• Registers are rusted at one or more areas.</li> <li>• Air flow weak / or air is not very cool at kitchen register and upstairs front left bedroom( if viewed by facing home from street), and upstairs back bedroom. Recommend HVAC technician evaluate.</li> <li>• Electrical tape present at duct should be a/c tape.</li> <li>• Ducts not suspended in areas.</li> </ul>
<b>PLUMBING SYSTEM</b>		
Page 55 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Missing back flow preventer device at hose bibbs.</li> </ul>
Page 56 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Sediment trap is missing for the gas supply line at the water heating unit. Sediment traps (T fitting with a short leg in the down position) are intended to trap moisture in the gas supply line</li> <li>• Corrosion present at the top of water heater.</li> </ul>
Page 58 Item: E	Other	<ul style="list-style-type: none"> <li>• Bonding wire is not present at gas meter.</li> </ul>
<b>APPLIANCES</b>		
Page 58 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> <li>• Duct tape present at duct should be a/c tape.</li> </ul>
Page 60 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> <li>• One or more bath fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.</li> </ul>
Page 60 Item: G	Garage Door Operators	<ul style="list-style-type: none"> <li>• Light bulb is burned out</li> <li>• Auto reverse mechanism is not present or did not function at garage door.</li> </ul>
Page 61 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• Recommend lint removal. Lint in vent can be a fire hazard.</li> <li>• Recommend sealing around dryer vent cover at exterior.</li> </ul>
<b>OPTIONAL SYSTEMS</b>		
Page 62 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> <li>• Heads need adjustment in some areas spraying structure at one or more areas.</li> <li>• Broken sprinkler heads at front and back yard areas.</li> </ul>