

PROPERTY INSPECTION REPORT



Inspector: Stephen Monroe
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Client: John Q. Customer
Inspection Address: 1234 WhataRelief Ln
Inside, TX 75111
Year Built: 2004 - Size: 2,715 square feet

Date of Inspection: 12/19/2019 - Time: 1:00 PM
Weather: Sunny - 60 to 70 degrees

PROPERTY INSPECTION REPORT

Prepared For:	<u>John Q. Customer</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>1234 WhataRelief Ln, Inside, TX 75111</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Stephen Monroe, TREC License #21413</u>	<u>12/19/2019</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

INTRODUCTION

Hello John Q.! We are pleased to provide the results of the General Property Inspection performed at 1234 WhataRelief Ln, Inside, TX. The inspection was performed in general conformance with the scope and general limitations as set forth by the rules ("Rules") of the Texas Real Estate Commission Standards of Practice. In some instances, we have provided a higher level of inspection performance than required by these standards of practice and may have inspected components and systems in addition to those described by the standards of practice. The inspection report includes a non-invasive evaluation of the grading and drainage, foundation, structure, roof, mechanical, electrical, plumbing systems, and appliances.

Properties being inspected do not "Pass" or "Fail". The following report is based on an inspection of the visual portion of the structure; inspection may be limited by vegetation and possessions. Depending on the age of the property, some items like GFCI or AFCI outlets may not be installed. This report identifies specific concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. Upon completion of repairs, if any, we recommend that you or your representative carry out a final walk-through inspection to check the condition of the property, using this report as a guide.

LISTED BELOW ARE SOME FEATURES DESIGNED TO HELP YOU UNDERSTAND INFORMATION CONTAINED IN THIS REPORT.

VIDEOS IN REPORT - We may have included videos of issues within the report. If you are opening the PDF Version of the report, make sure you are viewing the PDF in the free Adobe Reader PDF program. If you are viewing the report as a web page, the videos will play in any browser. Click on any video within the report to start playing.

GLOSSARY FEATURE - Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow**, hover your mouse over the term. The definition or a tip about the item will appear. The complete glossary is located at the end of the report.

REPORT FINDINGS SUMMARY - The Report Findings Summary included at the end of this report, lists comments and recommendations on deficient systems or components found during the inspection.

COLORED PRINT - Throughout the report, we utilize colored print on comments to make them easier to find and read. Use the legend below to understand ratings for each print color.

GREEN - Denotes a system or component that appears to be performing and in satisfactory condition for its age and use. Routine maintenance is required.

BLUE - Denotes notes, notices, or building codes.

ORANGE - Denotes a system or component needing further investigation and/or monitoring to determine if repairs are necessary. This includes "As Built" or "Grandfathered" conditions that do not meet current installation requirements or building standards.

RED - Denotes items of critical concern as they relate to safety, form and function. Repair or further evaluation by a qualified professional is required.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type(s) of Foundation: Concrete **Post-Tensioned Slab**

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.

Comments:

Foundation Is Performing Adequately / Evidence of Previous Repairs Observed
 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 effects of adverse performance and I perceived the foundation to contain no significant sloping after walking the 1st level floors.

Additional Observations and/or Comments:

You should be aware that there is visible evidence of previous foundation repairs. You are strongly encouraged to consult the current homeowner on previous foundation work performed and warranty information. Since I have not reviewed the property prior to the foundation work and I was not present at the time the foundation work was performed, an opinion as to whether the work was performed properly and as to whether foundation movement will continue or, if so, the extent of such movement cannot be rendered.

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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EXTRA CONCRETE CYLINDER APPARANTLY LEFT OVER FROM PREVIOUS FOUNDATION REPAIR

B. Grading and Drainage

Comments:

GRADING & DRAINAGE

The grading of the foundation is not at today's standards around 100% of the structure. Improvements will help to promote the flow of storm water away from the house. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours. Current standards have the ground sloping away from the house at a rate of 6" inch for the first ten feet.

The soil line was observed to be marginally high on the South Side of 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.

Marginal site drainage was observed on the West Side of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

GUTTER & **DOWNSPOUT** SYSTEM

The gutters require cleaning. Gutter downspouts were observed to be clogged with leaves on the east and north sides of the structure. Gutters should be kept clear to insure proper drainage away from the structure.

The downspout is separated from the lower extension on the East Side of the structure.

The guttering system downspout extension is damaged on the East Side of the structure.

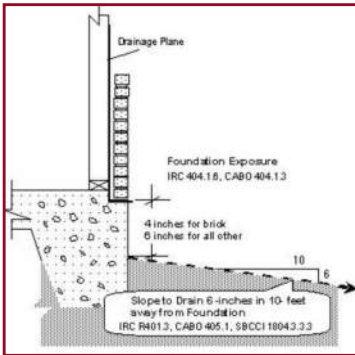
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PROPER GRADING ILLUSTRATION



SOIL LINE IS MARGINALLY HIGH ON SOUTH SIDE OF HOUSE



MARGINAL DRAINAGE ON WEST SIDE OF HOUSE



GUTTER NEEDS CLEANING



DOWNSPOUT SEPARATED AND CLOGGED WITH LEAVES ON EAST SIDE



DOWNSPOUT IS CLOGGED ON NORTH SIDE



GUTTER EXTENSION DAMAGED



DAMAGED DOWNSPOUT EXTENSION



DAMAGED DOWNSPOUT EXTENSION

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C. Roof Covering & Flashing

Type(s) of Roof Covering: Composition
Viewed From: Walked on Roof

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.

Comments:

ROOF COVERING

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

FLASHING DETAILS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.



ROOF COVERING



ROOF COVERING



FLASHING DETAILS

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
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*Attic Accessibility: Bedroom Hallway and Door in Stairwell
 Viewed From: Interior of Attic
 Description of Roof Structure: **Rafter** Assembly (Site Built)
 Ventilation: **Wind Turbines, Soffit Vents**
 Insulation Type: Loose Filled/Blown In **Fiberglass**
 Approximate Average Depth of Insulation: Insulation is 6 to 10 inches deep*

(Note: Generally recommended depth of attic floor insulation is approximately 10+ inches deep to achieve an R-30 rating.)

Comments:

ROOF STRUCTURE

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

ATTIC VENTILATION

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

ATTIC INSULATION

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

ATTIC ACCESS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

SERVICE WALKS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

ATTIC LADDER(S)

There was no weather-stripping observed around the attic ladder opening. This is an **"As-Built"** condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking position / ownership of the property.

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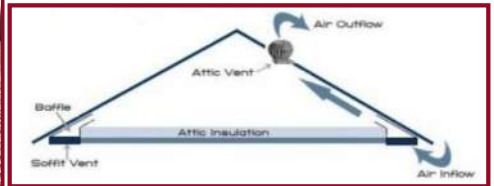
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ROOF STRUCTURE



ATTIC VENTILATION



ATTIC VENTILATION ILLUSTRATION



ATTIC INSULATION



WEATHERSTRIPPING NEEDED AROUND ATTIC LADDER OPENING



ATTIC LADDER WEATHERSTRIPPING ILLUSTRATION

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Description of Exterior **Cladding**: Brick Masonry, **Cast Stone**

Comments:

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 WALLS & SURFACES

Corner beam was observed to be damaged/missing in the garage area.

CABINETS

Cabinet hardware was observed to be missing on the drawer front below the kitchen sink.

EXTERIOR WALLS & SURFACES

Note: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.

Note: Previous repairs to the exterior masonry mortar / grout was observed on the East Side of the structure.

Mortar cracks in the veneer were observed on the East Side of the structure over the north arch. The arch appears to have settled more than normal. **Luckpointing** is recommended. 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.

The steel **linte**s over the exterior doors and windows need to be painted. The expansion of rusting steel lintels can cause cracks above the opening.

The garage door trim has some deterioration and/or damage at the bottom. The trim is touching the ground. This trim should be trimmed up 1 inch so not to absorb water.

The sidewall veneer / cladding is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding. This is an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency

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CORNER BEAD PLASTER FLAKING IN GARAGE



CORNER BEAD MISSING IN GARAGE



MISSING CABINET HARDWARE IN KITCHEN



HEAVY FOLIAGE SHOULD BE TRIMMED BACK AWAY FROM WALL



MORTAR CRACKS ON EAST SIDE



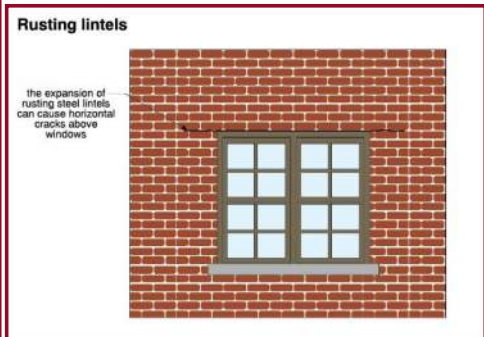
ARCH ON FRONT PORCH IS SAGGING



MORTAR CRACKS AT ARCH OVER FRONT PORCH



STEEL LINTELS NEED PAINT



RUSTED LINTEL ILLUSTRATION

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GARAGE DOOR TRIM DAMAGE



SIDEWALL VENEER IN CONTACT WITH ROOF



SIDING TO ROOF CLEARANCE ILLUSTRATION

F. Ceilings and Floors

Comments:

CEILINGS

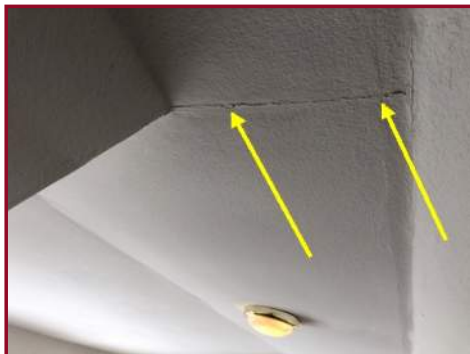
Ceiling stress cracks were observed in the upstairs gameroom, master bathroom, kitchen

FLOORS

The carpeting is pulling up and needs to be stretched and tucked where the carpet meets floor tile at the master bathroom entry and the master closet entry.



CEILING STRESS CRACKS IN KITCHEN



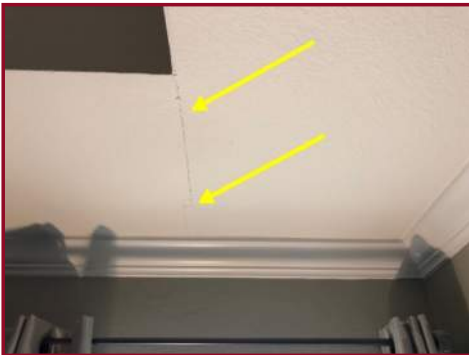
CEILING STRESS CRACKS IN GAME ROOM CEILING



CEILING STRESS CRACKS IN MASTER BEDROOM

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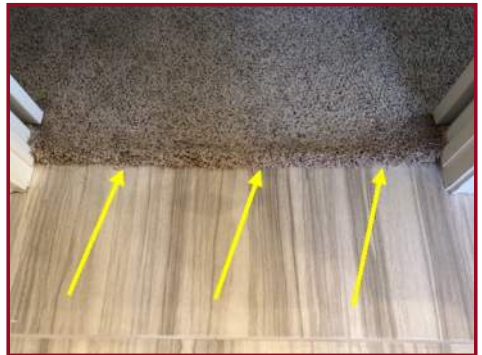
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CEILING STRESS CRACKS IN MASTER BEDROOM



CARPETING NEEDS TO BE STRETCHED AND TUCKED AT MASTER CLOSET DOOR



CARPETING NEEDS TO BE STRETCHED AND TUCKED AT MASTER BATHROOM DOOR

x			x	G. Doors (Interior and Exterior)
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Comments:

INTERIOR DOORS

The door spring latch(es) are not operating correctly to the master bathroom.

The door pull is missing to the utility room/master bedroom hallway door.

EXTERIOR DOORS

The door is rubbing the jamb to the front entry. Door needs adjustment.

The door deadbolt does not function properly to the garage backyard entry.

The door frame has some damage from dog scratching to the backyard entry.

Weather-stripping improvements are recommended for the backyard entry exterior door(s).



SPRING LATCH NOT FUNCTIONING PROPERLY ON MASTER BATHROOM DOORS



HARDWARE MISSING ON DOORS TO MASTER BEDROOM HALLWAY



DOOR IS RUBBING THE JAMB TO THE FRONT ENTRY

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DEADBOLT NOT LATCHING PROPERLY ON GARAGE REAR ENTRY



DOOR FRAME DAMAGE ON REAR ENTRY DOOR



WEATHERSTRIPPING DAMAGED/MISSING ON REAR ENTRY DOOR

H. Windows

Comments:

WINDOW SCREENS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

WINDOWS

One or more of the **thermal pane** windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following locations:

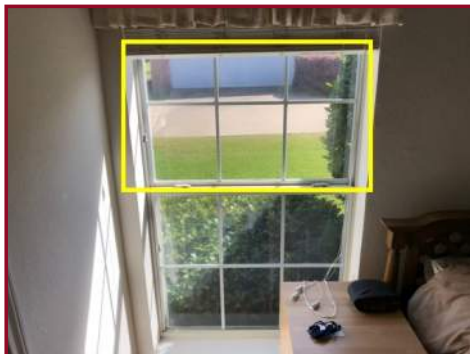
Upstairs Gameroom, South Middle Bedroom, **Dormer** Windows in Attic.
Total # of Units: 6

The window **glazing bead** is pulling loose at the west window in the upstairs gameroom. Improvements are recommended.

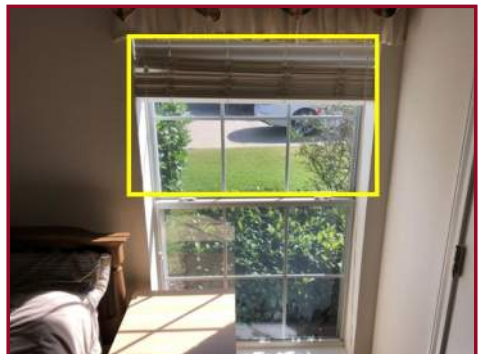


SOUTH WINDOWS HAVE LOST SEAL IN GAME ROOM

REI 7-5 (05/4/2015)



WINDOW HAS LOST SEAL IN SOUTH MIDDLE BEDROOM



WINDOW HAS LOST SEAL IN SOUTH MIDDLE BEDROOM

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WINDOWS HAVE LOST SEAL

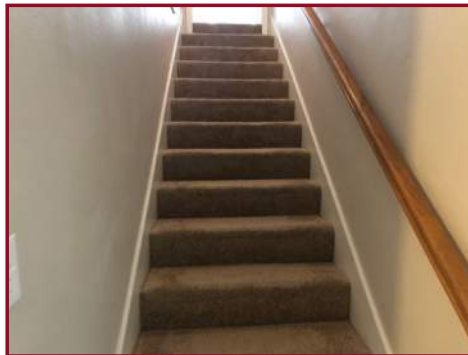


GLAZING BEAD LOOSE ON WEST WINDOW IN GAME ROOM

I. Stairways (Interior and Exterior)

Comments:

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.



STAIRWAY

J. Fireplaces and Chimneys

FIREPLACE LOCATION: Living Room
TYPE: Prefabricated With Gas Logs

Comments:

The **hearth extension** outside of the firebox as well as the rock face has some cracks and repairs may be necessary.

When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of **carbon monoxide** into the living space.

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FIREPLACE



CHIMNEY



CRACKED/DETERIORATED GROUT ON HEARTH



CRACK ON FACE OF FIREPLACE BELOW FIREBOX



DAMPER CLAMP NEEDED



DAMPER CLAMP ILLUSTRATION

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K. Porches, Balconies, Decks, and Carports

Comments:

All components appear to be performing and in satisfactory condition at the time of the inspection.

II. ELECTRICAL SYSTEMS

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

I	NI	NP	D
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A. Service Entrance and Panels

*Box Rating and/or Main **Disconnect** Rating: 200 amps
 Panel Location: Garage
 Cabinet Manufacturer: General Electric - GE
 Branch Circuit Wire Type: Copper
 Sub Panel Location: Garage
 Sub Panel Manufacturer: General Electric - GE*

Comments:

DISTRIBUTION WIRING

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

SERVICE ENTRANCE

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

GROUNDING/**BONDING**

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

MAIN PANEL

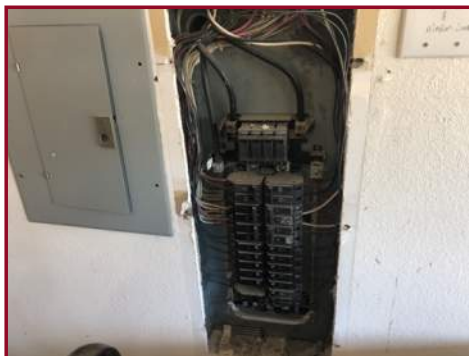
The electrical cabinet cover plate (dead front) should be installed with blunt tip screws and not sharp wood type screws for reasons of safety.

SUB PANEL

The dead front cover on the sub panel has missing screws. Recommend replacing the screws that are missing with the correct blunt tip screws



MAIN PANEL(S)



MAIN PANEL(S) WITH COVER REMOVED FOR INSPECTION PURPOSES



SUB PANEL WITH COVER REMOVED FOR INSPECTION PURPOSES

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PROPER GROUNDING



SHARP TIPPED SCREWS



COVER PLATE MISSING SCREWS

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

SWITCHES

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

DOORBELL/CHIMES

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

SMOKE ALARMS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

RECEPTACLE OUTLETS

One of the ground fault circuit interrupter (**GFCI**) devices does not appear to be functioning properly at the time of this inspection. The device in question is located on the center island in the kitchen.

One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located on the west wall in the living room. (See Diagram)

FIXTURES

One or more of the light fixtures appear to be inoperative in the master bedroom closet, bedroom hallway. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

One or more of the light fixture globes and/or covers are missing in the kitchen, master bathroom shower.

CARBON MONOXIDE ALARMS

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

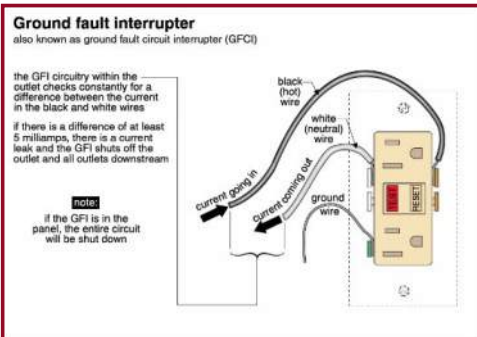
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

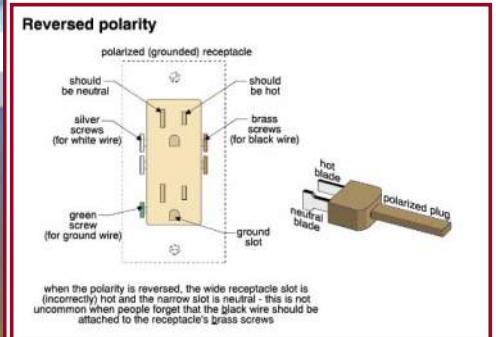
I	NI	NP	D
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GFCI DIAGRAM



GFCI NOT WORKING PROPERLY ON CENTER ISLAND IN KITCHEN



REVERSE POLARITY DIAGRAM



REVERSE POLARITY IN RECEPTACLE ON WEST WALL OF LIVING ROOM



INOPERATIVE LIGHT FIXTURE IN MASTER CLOSET



INOPERATIVE LIGHT FIXTURE IN BEDROOM HALLWAY



LENSE TO THE CAN LIGHT IS MISSING IN MASTER BATHROOM SHOWER



MISSING COVER TO LIGHT FIXTURE OVER KITCHEN SINK

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

I	NI	NP	D
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A. Heating Equipment

System Zone: SOUTH CENTRAL HEATING SYSTEM #1
*Type of System: Forced Air **Split System***
Energy Source: Gas
Brand Name: Zephyr

System Zone: MAIN HOUSE CENTRAL HEATING SYSTEM #2
Type of System: Forced Air Split System
Energy Source: Gas
Brand Name: Zephyr

System Zone: UPSTAIRS CENTRAL HEATING SYSTEM #3
Type of System: Forced Air Split System
Energy Source: Gas
Brand Name: Zephyr

Comments:

The gas supply flex connector on all three units was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.

The heater gas supply line on all units is not equipped with a **sediment trap** just before the gas appliance connector. This condition does not meet current installation requirements. This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.



CENTRAL HEATING SYSTEM UNIT #1



CENTRAL HEATING SYSTEM UNIT #2



CENTRAL HEATING SYSTEM UNIT #3

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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FLEX CONNECTOR ENTERS CABINET



FLEX CONNECTOR ENTERS CABINET



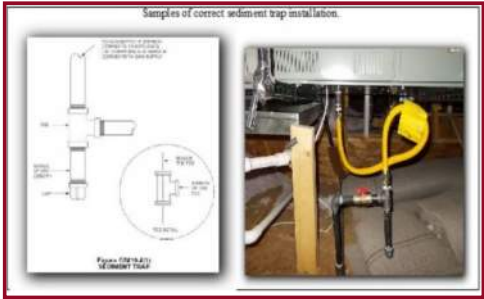
FLEX CONNECTOR ENTERS CABINET



NO SEDIMENT TRAP



NO SEDIMENT TRAP



PROPER SEDIMENT TRAP INSTALLATION

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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SOUTH CENTRAL COOLING SYSTEM #1
 Type of System: Forced Air Split System
 Brand Name: Zephyr
 Year of Manufacture: 1997
 Approximate System Size: 2.0 Tons
 Approximate System **Seer**: Unable to Determine
 Filter Size: 20 x 25 x 4 Location: At Attic Unit
 Today's Temperature Differential (**Delta-T**): 12

MAIN HOUSE CENTRAL COOLING SYSTEM #2
 Type of System: Forced Air Split System
 Brand Name:
 Year of Manufacture: 2010
 Approximate System Size: 5.0 Tons
 Approximate System Seer: 14
 Filter Size: 20 x 25 x 4 Location: At Attic Unit
 Today's Temperature Differential (Delta-T): 15

WEST UPSTAIRS CENTRAL COOLING SYSTEM #3
 Type of System: Forced Air Split System
 Brand Name: Goodman
 Year of Manufacture: 2017
 Approximate System Size: 3.0 Tons
 Approximate System Seer: 14
 Filter Size: 20 x 25 x 4 Location: At Attic Unit
 Today's Temperature Differential (Delta-T): 16

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 such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through 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.

Comments:

MAIN HOUSE CENTRAL COOLING SYSTEM #2

The cooling system appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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UPSTAIRS CENTRAL COOLING SYSTEM #3

The cooling system appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

SOUTH CENTRAL COOLING SYSTEM #1

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

This **HVAC** system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

The temperature drop measured across the evaporative coils of the cooling system #1 is lower than considered typical. The unit is not cooling properly and servicing is needed.



CENTRAL COOLING SYSTEM UNIT #1



AMBIENT TEMPERATURE AT SOUTH BEDROOMS HVAC SUPPLY VENT DURING TEST



AMBIENT TEMPERATURE AT SOUTH BEDROOMS HVAC RETURN AIR VENT DURING TEST

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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CENTRAL COOLING SYSTEM UNIT #2



AMBIENT TEMPERATURE AT MAIN HOUSE HVAC SUPPLY VENT DURING TEST



AMBIENT TEMPERATURE AT MAIN HOUSE HVAC RETURN AIR VENT DURING TEST



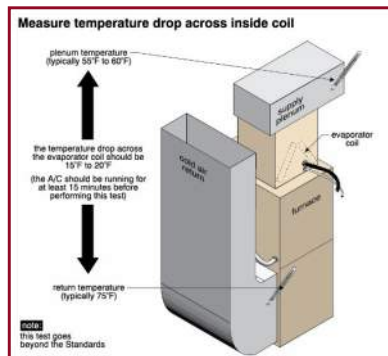
CENTRAL COOLING SYSTEM UNIT #3



AMBIENT TEMPERATURE AT UPSTAIRS HVAC SUPPLY VENT DURING TEST



AMBIENT TEMPERATURE AT UPSTAIRS HVAC RETURN AIR VENT DURING TEST



DELTA-T ILLUSTRATION

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Duct Systems, Chases, and Vents

Comments:

DUCTS

Note: Ultimate Property Inspections does not inspect the interior of the Heating, Ventilation, and Air Conditioning (HVAC) system. We are not required and not qualified to render opinions of any kind of environmental or other bio-hazards. If this is a concern, the client is recommended to contact a professional in that area to conduct further investigations.

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

REGISTERS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.



DUCTWORK



DUCTWORK



DUCTWORK

IV. PLUMBING SYSTEM

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

I	NI	NP	D
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Within 5 feet of Front Curb
Location of Water Supply Valve: Within 3 feet of East Exterior Wall
Static Water Pressure Reading: 60 to 70 psi
(Static water pressure by the district should range between 40 and 80 psi.)

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.

Comments:

WATER SUPPLY SYSTEM

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

EXTERIOR FAUCETS/FIXTURES

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

LAUNDRY CONNECTIONS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

LAUNDRY SINK

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

KITCHEN SINK

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

HALL BATHROOM

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

BATH BETWEEN ROOMS "JACK & JILL BATH"

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

MASTER BATH

The shower faucet had low water pressure in the master bathroom. Condition should be further investigated and corrected as necessary.



STATIC WATER PRESSURE READING



MAIN WATER VALVE IN FRONT FLOWERBED

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, and Vents
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Comments:

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.

The plumbing cleanout cover(s) located in the yard were observed to be missing on the North Side of the structure.

The sewer cleanout on the north side was observed to have water flowing out of the top indicating a possible blockage in the sewer line. Condition should be further evaluated and corrected as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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SEWER CLEANOUTS IN EAST FLOWERBED



WATER LEAKING FROM SEWER DOWN SIDEWALK



SEWER CLEANOUT ON NORTH SIDE OVERFLOWING

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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WATER HEATER #1
Energy Source: Gas
Approximate Capacity: 50 gallons
Location: Garage Closet
Year of Manufacture: 2018
Brand Name: Bradford White

WATER HEATER #2
Energy Source: Gas
Approximate Capacity: 50 gallons
Location: Interior Closet
Year of Manufacture: 2015
Brand Name: State Water Heaters

Comments:

WATER HEATER #1

The drain line for the water heater pan was observed to terminate onto the garage floor. The pan drain line should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6") and not more than twenty-four inches (24") above of the ground. This is an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency

WATER HEATER #2

There is no drain line installed for the water heater pan. The pan should have a drain line installed that should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6") and not more than twenty-four inches (24") above of the ground. This is an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency

The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements. This is an "as-built" condition and 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 it was present prior to the adoption of codes prohibiting such conditions, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

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I	NI	NP	D
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WATER HEATER #1



PAN DRAIN LINE TERMINATES IN GARAGE



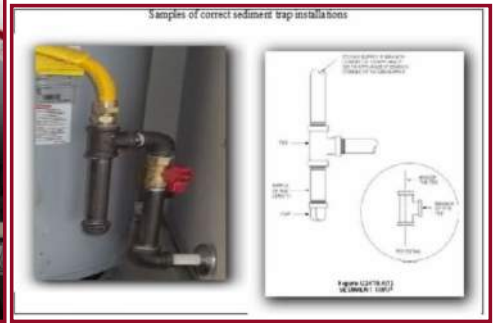
WATER HEATER #2



NO DRAIN LINE ON DRAIN PAN



NO SEDIMENT TRAP



PROPER SEDIMENT TRAP INSTALLATION

D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

Brand Name: Kenmore

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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DISHWASHER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

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



GARBAGE DISPOSER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

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

Note: An exhaust vent or range hood vented to the outside should be installed over gas fired cooking appliances to remove nitrogen dioxide produced by many gas flames. Elevated concentrations of nitrogen dioxide have been shown to cause respiratory problems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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RANGE HOOD

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

*Free Standing Range Brand Name: Hotpoint
Energy Source: Gas, Electric*

Comments:

BURNERS

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

OVEN

The temperature of the oven was checked at 350 degrees. The temperature rose to 350 degrees and held that temperature. This temperature range of 25 degrees +/- of set temperature falls within acceptable industry standards.

Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An **anti tip** device should be installed for safety.



BURNERS



OVEN TEMPERATURE SETTING AT TIME OF TEST



OVEN TEMPERATURE READING AT TIME OF TEST

I=Inspected

NI=Not Inspected

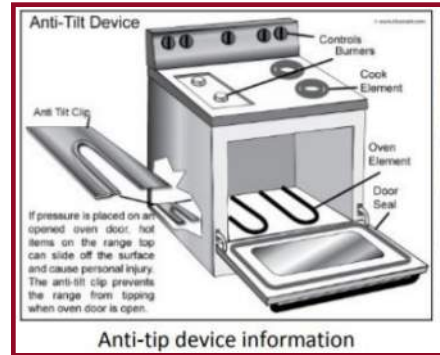
NP=Not Present

D=Deficient

I	NI	NP	D
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RANGE



ANTI-TIP DEVICE ILLUSTRATION

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Brand Name: Whirlpool

Comments:

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



MICROWAVE OVEN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

MECHANICAL EXHAUST FANS

The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an "as-built" condition and 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 it was present prior to the adoption of codes prohibiting such conditions, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

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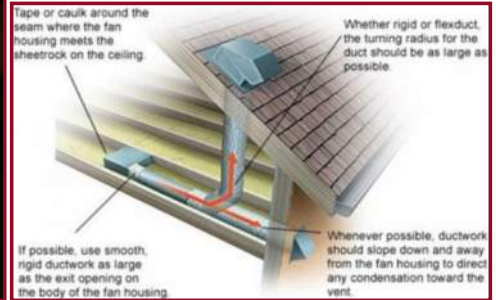
I	NI	NP	D
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MECHANICAL EXHAUST VENTS EXIT INTO ATTIC



MECHANICAL EXHAUST VENTS EXIT INTO ATTIC



PROPER EXHAUST VENT INSTALLATION ILLUSTRATION

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Garage Door Operators

Comments:

GARAGE DOOR OPERATOR #1

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

GARAGE DOOR OPERATOR #2

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

When an automatic garage door opener is in use, the manual lock should be disabled or removed.



GARAGE DOOR OPERATOR #1

GARAGE DOOR OPERATOR #2

MANUAL LOCK SHOULD BE DISABLED OR REMOVED

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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DRYER VENT

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Landscape Irrigation (Sprinklers) Systems

Total Number of Zones Wired: 10

The sprinkler system is equipped with a **moisture (rain/freeze) sensor**.

Note: When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Comments:

The conduit that is protecting the sprinkler system wires is damaged.



SPRINKLER SYSTEM CONTROL BOX



MOISTURE (RAIN/FREEZE) SENSOR



DAMAGED CONTROL WIRE CONDUIT

Glossary

Term	Definition
Anti Tip	Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath.
As-Built	Relating to the form in which something was actually constructed. Conditions that may not have violated building codes or common practices at the time of the construction of the building, or they may have been "grandfathered" because it was present prior to the adoption of codes prohibiting such conditions.
Bonding	The permanent joining of metallic parts to form an electrically conductive path that ensures electrical continuity, and the capacity to safely conduct any fault current likely to be imposed.
Carbon Monoxide	Carbon monoxide (CO) is a tasteless, odorless, colorless, and poisonous gas that is a by-product of incomplete combustion of fossil fuels. It is usually caused by a lack of air to support combustion or impingement of the flame.
Cast Stone	Cast stone is a concrete masonry product simulating natural-cut stone and is used in architectural applications. Cast stone is used for architectural features: trim, or ornament; facing buildings or other structures.
Cladding	Something that covers or overlays; term used to describe the exterior wall covering, as well as the metal components cover windows, doors and/or fascia for weather protection.
Corner Bead	Corner bead is the metal or vinyl molding installed on a drywall corner to help form and protect the corner.
Delta-T	"Delta-T" is the most common use of the word delta in the HVAC industry, meaning temperature difference. If the temperature at the return air vent is 75F and the temperature at the supply vents is 55F, subtract 55F from a 75F to find a delta t of 20F. Optimal Delta T range is 15F to 20F.
Disconnect	Any device that can disconnect the conductors of a circuit from their source of supply. The disconnect is usually not intended for normal control of the circuit, but only for safety isolation. Typically either fuses, circuit breakers or a switch type device will be used.
Dormer	Windows projecting through a sloping roof.
Downspout	In roofing, a pipe for conveying rainwater from the roof gutter or roof drain to the storm drain or ground surface; also called a leader, conductor or downpipe.
Fiberglass	A material made up of very fine fibers of glass. Fiberglass is resistant to heat and fire and is used in construction for thermal insulation and sound proofing

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.
Glazing Bead	A strip surrounding the edge of the glass in a window or door that holds the glass in place.
Grandfathered	A provision in a statute that exempts an activity or item from new regulations that would otherwise prevent engagement in that activity or use of that item.
HVAC	Acronym for heating, ventilation and air conditioning; refers to the system, work, and type of contractor.
Hearth Extension	The non-combustible material in front of and at the sides of a fireplace opening.
Lintel	The metal angle iron that brick rests on, typically found above a window, door or other opening.
Moisture (Rain/Freeze) Sensor	A switching device connected to an automatic irrigation system that causes the system to shut down in the event of rainfall.
Post-Tensioned Slab	Post-tensioning is simply a method of producing prestressed concrete. The term pre-stressing is used to describe the process of introducing internal forces (or stress) into a concrete element during the construction process in order to counteract the external loads applied when the structure is put into use (known as service loads). These internal forces are applied by tensioning high-strength steel. Post-tensioning is done onsite by installing post-tensioning tendons within the concrete form-work in a manner similar to installing rebar.
Rafter	A sloping roof member that supports the roof covering which extends from the ridge or the hip of the roof to the eaves. A common rafter is one that runs square with the plate and extends to the ridge. A hip rafter extends from the outside angle of the plate toward the apex of the roof, and is 2 inches deeper or wider than a common rafter. A valley rafter extends from an inside angle of the plates toward the ridge of the house.
Receptacle	An electrical outlet. A typical building has several 120-volt receptacles for plugging in lamps and appliances, and 240-volt receptacles for the range, clothes dryer, air conditioners, etc.
Return Air	In heating and cooling systems, a vent that returns cold air to be warmed or cooled.
SEER	Seasonal Energy-Efficiency Ratio: A measure of the energy efficiency of equipment over the cooling season, representing the total cooling of a central air conditioner or heat pump (in BTUs) during the normal cooling season, as compared to the total electrical energy input (in watt-hours) consumed during the same period. SEER is based on tests performed in accordance with AHRI 210/240 (AHRI 2003).
Sediment Trap	A Sediment Trap (aka drip tee, drip leg, dirt leg) is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily. Sediment traps are required at all automatically controlled gas appliances.

Soffit Vents	Soffit Vents or eave vents provide a means of air intake into the roof's ventilation system. They are installed in soffits and eaves and are most often made of perforated soffit board, wood frames with screens, PVC or aluminum.
Split System	A split system is present when the cabinet housing the compressor, cooling fan and condensing coils is located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet is typically located at the exterior. The evaporator coils designed to collect heat from the home interior are typically located at the air handler, that in most cases is part of the furnace.
Supply Air	In heating and cooling systems, a vent that supplies warmed or cooled air.
Thermal Pane	Two to three lites of glass in a window that are separated by an air space within an opening to improve insulation against heat transfer and/or sound transmission. In insulated glass units (IGUs), the air between the glass sheets is thoroughly dried and the space is sealed, eliminating the potential for condensation and providing superior insulating properties.
Tuckpointing	The replacement of mortar that has fallen out from around bricks or stone on a structure.
Wind Turbines	Also called whirlybirds. These vents are not static, as they have moving parts, but they do not have motors and instead rely on the wind to power their movement. A lot of people see a wind-driven turbine vent and think of a Chef's hat. Wind-driven turbine vents move more air than box vents – when the wind is blowing.

REPORT FINDINGS SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. ***THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.***

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and IS NOT a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. For pictures and/or further explanation of items listed in this summary, go to the related section headings and sub-headings located in the full body of this inspection report.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option or warranty periods.

STRUCTURAL SYSTEMS

<p>Page 6 Item: B</p>	<p>Grading and Drainage</p>	<p>GRADING & DRAINAGE</p> <p>The grading of the foundation is not at today's standards around 100% of the structure. Improvements will help to promote the flow of storm water away from the house. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours. Current standards have the ground sloping away from the house at a rate of 6" inch for the first ten feet.</p> <p>The soil line was observed to be marginally high on the South Side of 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.</p> <p>Marginal site drainage was observed on the West Side of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.</p> <p>GUTTER & DOWNSPOUT SYSTEM</p> <p>The gutters require cleaning. Gutter downspouts were observed to be clogged with leaves on the east and north sides of the structure. Gutters should be kept clear to insure proper drainage away from the structure.</p> <p>The downspout is separated from the lower extension on the East Side of the structure.</p> <p>The guttering system downspout extension is damaged on the East Side of the structure.</p>
<p>Page 8 Item: D</p>	<p>Roof Structure and Attics</p>	<p>ATTIC LADDER(S)</p> <p>There was no weather-stripping observed around the attic ladder opening. This is an "As-Built" condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking position / ownership of the property.</p>

<p>Page 10 Item: E</p>	<p>Walls (Interior and Exterior)</p>	<p>INTERIOR WALLS & SURFACES</p> <p>Corner bead was observed to be damaged/missing in the garage area.</p> <p>CABINETS</p> <p>Cabinet hardware was observed to be missing on the drawer front below the kitchen sink.</p> <p>EXTERIOR WALLS & SURFACES</p> <p>Note: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.</p> <p>Note: Previous repairs to the exterior masonry mortar / grout was observed on the East Side of the structure.</p> <p>Mortar cracks in the veneer were observed on the East Side of the structure over the north arch. The arch appears to have settled more than normal. Chuckpointing is recommended. 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.</p> <p>The steel lintels over the exterior doors and windows need to be painted. The expansion of rusting steel lintels can cause cracks above the opening.</p> <p>The garage door trim has some deterioration and/or damage at the bottom. The trim is touching the ground. This trim should be trimmed up 1 inch so not to absorb water.</p> <p>The sidewall veneer / cladding is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding. This is an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency</p>
<p>Page 12 Item: F</p>	<p>Ceilings and Floors</p>	<p>CEILINGS</p> <p>Ceiling stress cracks were observed in the upstairs gameroom, master bathroom, kitchen</p> <p>FLOORS</p> <p>The carpeting is pulling up and needs to be stretched and tucked where the carpet meets floor tile at the master bathroom entry and the master closet entry.</p>

<p>Page 13 Item: G</p>	<p>Doors (Interior and Exterior)</p>	<p>INTERIOR DOORS</p> <p>The door spring latch(es) are not operating correctly to the master bathroom.</p> <p>The door pull is missing to the utility room/master bedroom hallway door.</p> <p>EXTERIOR DOORS</p> <p>The door is rubbing the jamb to the front entry. Door needs adjustment.</p> <p>The door deadbolt does not function properly to the garage backyard entry.</p> <p>The door frame has some damage from dog scratching to the backyard entry.</p> <p>Weather-stripping improvements are recommended for the backyard entry exterior door(s).</p>
<p>Page 14 Item: H</p>	<p>Windows</p>	<p>WINDOWS</p> <p>One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following locations: Upstairs Gameroom, South Middle Bedroom, Dormer Windows in Attic. Total # of Units: 6</p> <p>The window glazing bead is pulling loose at the west window in the upstairs gameroom. Improvements are recommended.</p>
<p>Page 15 Item: J</p>	<p>Fireplaces and Chimneys</p>	<p>The hearth extension outside of the firebox as well as the rock face has some cracks and repairs may be necessary.</p> <p>When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.</p>

ELECTRICAL SYSTEMS

<p>Page 17 Item: A</p>	<p>Service Entrance and Panels</p>	<p>MAIN PANEL</p> <p>The electrical cabinet cover plate (dead front) should be installed with blunt tip screws and not sharp wood type screws for reasons of safety.</p> <p>SUB PANEL</p> <p>The dead front cover on the sub panel has missing screws. Recommend replacing the screws that are missing with the correct blunt tip screws</p>
<p>Page 19 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<p>RECEPTACLE OUTLETS</p> <p>One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located on the center island in the kitchen.</p> <p>One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located on the west wall in the living room. (See Diagram)</p> <p>FIXTURES</p> <p>One or more of the light fixtures appear to be inoperative in the master bedroom closet, bedroom hallway. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.</p> <p>One or more of the light fixture globes and/or covers are missing in the kitchen, master bathroom shower.</p> <p>CARBON MONOXIDE ALARMS</p> <p>I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.</p>

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<p>Page 21 Item: A</p>	<p>Heating Equipment</p>	<p>The gas supply flex connector on all three units was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.</p> <p>The heater gas supply line on all units is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements. This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.</p>
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Page 24 Item: B	Cooling Equipment	<p>SOUTH CENTRAL COOLING SYSTEM #1</p> <p>Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.</p> <p>This FVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:</p> <p>The temperature drop measured across the evaporative coils of the cooling system #1 is lower than considered typical. The unit is not cooling properly and servicing is needed.</p>
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PLUMBING SYSTEM

Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>MASTER BATH</p> <p>The shower faucet had low water pressure in the master bathroom. Condition should be further investigated and corrected as necessary.</p>
Page 28 Item: B	Drains, Wastes, and Vents	<p>The plumbing cleanout cover(s) located in the yard were observed to be missing on the North Side of the structure.</p> <p>The sewer cleanout on the north side was observed to have water flowing out of the top indicating a possible blockage in the sewer line. Condition should be further evaluated and corrected as necessary.</p>

<p>Page 30 Item: C</p>	<p>Water Heating Equipment</p>	<p>WATER HEATER #1</p> <p>The drain line for the water heater pan was observed to terminate onto the garage floor. The pan drain line should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6”) and not more than twenty-four inches (24”) above of the ground. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency</p> <p>WATER HEATER #2</p> <p>There is no drain line installed for the water heater pan. The pan should have a drain line installed that should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6”) and not more than twenty-four inches (24”) above of the ground. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency</p> <p>The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements. This is an “as-built” condition and 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 it was present prior to the adoption of codes prohibiting such conditions, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.</p>
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APPLIANCES

<p>Page 33 Item: D</p>	<p>Ranges, Cooktops, and Ovens</p>	<p>Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti tip device should be installed for safety.</p>
<p>Page 35 Item: F</p>	<p>Mechanical Exhaust Vents and Bathroom Heaters</p>	<p>MECHANICAL EXHAUST FANS</p> <p>The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition and 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 it was present prior to the adoption of codes prohibiting such conditions, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.</p>
<p>Page 35 Item: G</p>	<p>Garage Door Operators</p>	<p>When an automatic garage door opener is in use, the manual lock should be disabled or removed.</p>

OPTIONAL SYSTEMS		
Page 36 Item: A	Landscape Irrigation (Sprinklers) Systems	The conduit that is protecting the sprinkler system wires is damaged.