

PROPERTY INSPECTION REPORT



Inspector: Stephen Monroe
TREC License #21413
(469) 954-0669
smonroe@ultimateinspect.com

Client: John Doe
Inspection Address: 2119 Anywhere St
Somewhere, TX 75555
Year Built: 2008 - Size: 2,314 square feet

Date of Inspection: 11/7/2019 - Time: 9:00 AM
Weather: Sunny 60 to 70 degrees

PROPERTY INSPECTION REPORT

Prepared For:	John Doe	
	<small>(Name of Client)</small>	
Concerning:	2119 Anywhere St, Somewhere, TX 75555	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	Stephen Monroe, TREC License #21413	11/7/2019
	<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! We are pleased to provide the results of the General Property Inspection performed at 2119 Anywhere St, Somewhere, 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 of Foundation(s):

- 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.

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:

GRADING & DRAINAGE

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

GUTTER & **DOWNSPOUT** SYSTEM

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

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ROOF SCUPPER AND DOWNSPOUT TO ROOF DRAIN



ROOF DRAIN EXIT ONTO ALLEYWAY

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering & Flashing
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Type(s) of Roof Covering:

- PVC Roofing
- Ancillary Roof Covering #1 - Composition
- Ancillary Roof Covering #2 - Metal (Standing Seam)

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:

FLAT ROOF COVERING

Note: Flat roof appears to be tapered toward a scupper located at the southeast corner of the roof that drains down a downspout to the back alley. Roof appears to be draining properly.

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

ANCILLARY ROOF COVERING #1

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

ANCILLARY ROOF COVERING #2

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.

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I	NI	NP	D
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FLAT ROOF UNDER DECK



FLAT ROOF UNDER DECK



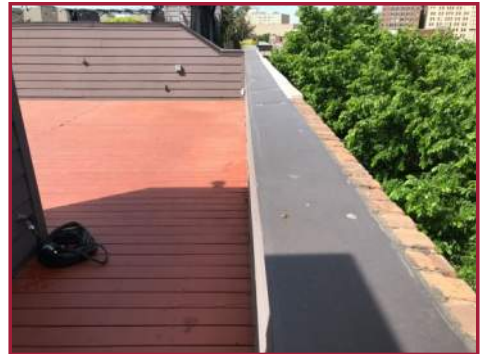
FLAT ROOF OVER ROOFTOP DECK ENTRY



ANCILLARY ROOF #1 OVER STAIRWAY



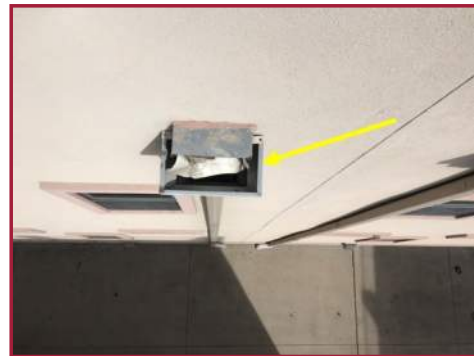
ANCILLARY ROOF #2 OVER FRONT BAY WINDOWS



CAP FLASHING ON PARAPET WALL



CAP FLASHING ON PARAPET WALL



ROOF SCUPPER FOR DRAIN TO ROOF

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"/>	D. Roof Structure and Attics
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- Accessed and Viewed From:
- Attic Accessibility - No Access Due to Roof Design
 - Attic Viewed From - No Attic Space Due to Roof Structure Design

- Roof Structure and Insulation:
- Description of Roof Structure - Unable to Determine
 - Type of Insulation - Unable to Determine
 - Approximate Average Depth of Insulation - Unable to Determine
(Note: Generally recommended depth of attic floor insulation is approximately 10+ inches deep to achieve an R-30 rating.)

Comments:

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

<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, cast stone, masonite siding, and EIFS (stucco)

Comments:

INTERIOR WALLS & SURFACES

Minor impact damage was observed on the back wall in the garage.

EXTERIOR WALLS & SURFACES

Minor cracks in EIFS (stucco) were observed on the south side. All cracks in EIFS should be sealed to help prevent water penetration/entrapment.

Cast stone over front entry has minor settlement causing a crack in the mortar. Mortar should be tuckpointed.



IMPACT DAMAGE IN GARAGE



PAINT NEEDED AROUND DOOR JAMB TO ROOFTOP DECK



CRACK IN EIFS STUCCO BAND OVER EAST SIDE OF GARAGE DOOR

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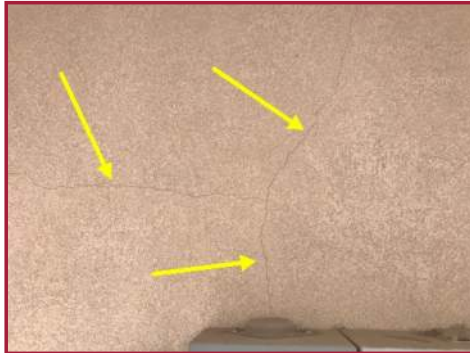
NP=Not Present

D=Deficient

I	NI	NP	D
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CRACKS IN EIFS STUCCO OVER EAST SIDE OF GARAGE DOOR



CRACKS IN EIFS ON SOUTH SIDE OF STRUCTURE ABOVE ELECTRIC METER BOX



CRACK IN CAST STONE GROUT OVER FRONT ENTRY



MINOR CRACKS IN MORTAR AROUND CAST STONE ENTRY

x			x
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F. Ceilings and Floors

Comments:

CEILINGS

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

FLOORS

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

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I	NI	NP	D
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CRACKED/DAMAGED FLOOR TILE AT BASE OF FIRST FLOOR STAIRWAY

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

EXTERIOR DOORS

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

INTERIOR DOORS

The door spring latch(es) are damaged and/or missing to the pantry.



DAMAGED SPRING LATCH TO PANTRY DOOR

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows
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Comments:

WINDOW SCREENS

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

WINDOWS

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

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

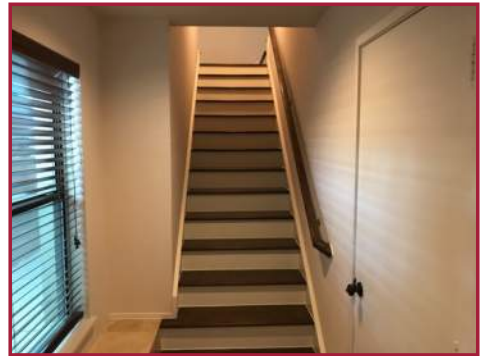
All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.



SECOND LEVEL STAIRWAY



UPPER LEVEL STAIRWAY



LOWER LEVEL STAIRWAY

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Comments:

DECK(S)

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



ROOFTOP DECK



ROOFTOP DECK



ROOF DECK

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Location & Rating:

- BOX LOCATION - Garage
- BOX RATING AND/OR MAIN **DISCONNECT** RATING - 200 amps

Cabinet Manufacturer & Wire Type:

- CABINET MANUFACTURER - Eaton
- BRANCH CIRCUIT WIRE TYPE - Copper

Comments:

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



MAIN SERVICE DISCONNECT ON SOUTH EXTERIOR WALL



MAIN PANEL



BREAKERS ARE PROPERLY LABELED



MAIN PANEL WITH COVER REMOVED FOR INSPECTION



SHARP POINTED SCREWS ON PANEL COVER

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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"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:
• Copper

Comments:

SMOKE ALARMS

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

CARBON MONOXIDE ALARMS

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.

RECEPTACLE OUTLETS

One or more of the receptacles is missing its cover plate in the various locations throughout the house (See Pictures).

SWITCHES

The switch is missing its cover plate in the roof deck storage closet.

The motion detector light switch to the second level stairway light was not operating correctly at the time of this inspections. Condition should be further evaluated and corrected as necessary.

FIXTURES

One or more of the light fixtures appear to be inoperative in the various locations throughout the house (See Pictures). This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

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MISSING RECEPTACLE COVER UNDER KITCHEN SINK



MISSING RECEPTACLE COVER IN LIVING ROOM



MISSING RECEPTACLE COVER IN ROOFTOP STORAGE CLOSET



MISSING SWITCH PLATE COVER IN ROOFTOP STORAGE CLOSET



MOTION DETECTOR ON SECOND LEVEL STAIRWAY NOT PERFORMING CORRECTLY



INOPERATIVE LIGHT FIXTURE IN STUDY



INOPERATIVE LIGHT FIXTURE IN KITCHEN



INOPERATIVE LIGHT FIXTURE RIGHT OF KITCHEN SINK



INOPERATIVE LIGHT FIXTURE AT FRONT PORCH/ENTRY

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
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Description:

- DOWNSTAIRS CENTRAL HEATING SYSTEM

Brand Name: Goodman

Energy Source: Electric

- UPSTAIRS CENTRAL HEATING SYSTEM

Brand Name: Goodman

Energy Source: Gas

Comments:

DOWNSTAIRS CENTRAL HEATING SYSTEM

The heating 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.

DOWNSTAIRS CENTRAL THERMOSTAT

The component 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.

UPSTAIRS CENTRAL HEATING SYSTEM

The heating 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.

UPSTAIRS CENTRAL THERMOSTAT

The component 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.

The heater gas supply line to the upstairs heating unit 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-I.

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I	NI	NP	D
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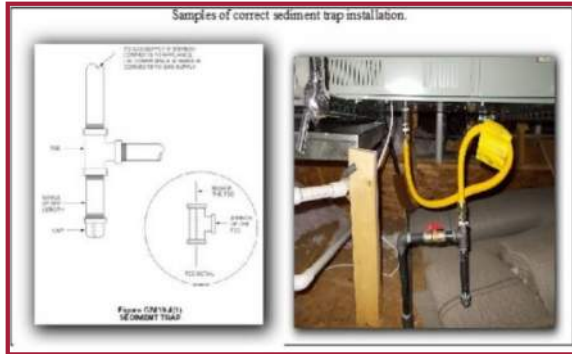
DOWNSTAIRS CENTRAL HEATING SYSTEM UNIT



UPSTAIRS CENTRAL HEATING SYSTEM UNIT



NO SEDIMENT TRAP ON UPSTAIRS UNIT



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 type="checkbox"/>	B. Cooling Equipment
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Description:

- DOWNSTAIRS CENTRAL COOLING SYSTEM

Brand Name: Goodman
 Approximate System Age: 2007
 Approximate System Size: 1.5 Tons
 Approximate System **Seer**: Unable to Determine
 Filter Size: 12 x 25 x 1 Location: Interior Ceiling Mounted
 Today's Temperature Differential (**Delta-I**): 17

- UPSTAIRS CENTRAL COOLING SYSTEM

Brand Name: Goodman
 Approximate System Age: 2008
 Approximate System Size: 3.5 Tons
 Approximate System Seer: Unable to Determine
 Filter Size: 20 x 25 x 1 Location: At Interior Closet Unit
 Today's Temperature Differential (Delta-T): 19

• 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:

DOWNSTAIRS CENTRAL COOLING SYSTEM

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.

UPSTAIRS CENTRAL COOLING SYSTEM

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.

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I	NI	NP	D
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DOWNSTAIRS CENTRAL COOLING UNIT



AMBIENT TEMPERATURE AT DOWNSTAIRS HVAC RETURN AIR VENT DURING TEST



AMBIENT TEMPERATURE AT DOWNSTAIRS HVAC SUPPLY VENT DURING TEST



UPSTAIRS CENTRAL COOLING UNIT



AMBIENT TEMPERATURE AT UPSTAIRS HVAC RETURN AIR VENT DURING TEST



AMBIENT TEMPERATURE AT UPSTAIRS HVAC SUPPLY VENT DURING TEST

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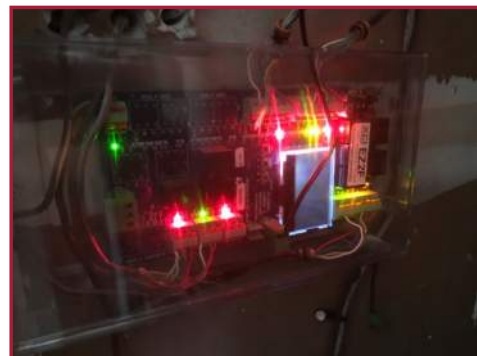
C. Duct Systems, Chases, and Vents

Comments:

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



ACCESS TO DUCT DAMPER VALVES OVER MASTER TOILET



DUCT DAMPER SYSTEM CONTROL BOX IN THIRD FLOOR HEATER CLOSET

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

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"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter & Main Water Supply Valve:

- Water Meter - Within 5 feet of Back Alley
- Water Valve - Garage Area

Static Water Pressure Reading:

- 60 to 70 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:

EXTERIOR FAUCETS/FIXTURES

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

WATER SUPPLY SYSTEM

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.

KITCHEN SINK

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

HALF BATH

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

DOWNSTAIRS BEDROOM BATHROOM

The bathtub stopper does not appear to be functioning properly in the downstairs bedroom bathroom. This 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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The bathtub has some surface damage in the downstairs bedroom bathroom. This condition should be further evaluated and corrected as necessary.

MASTER BATH

The left lavatory sink was observed to drain slowly, suggesting that an obstruction may exist in the master bathroom. This condition should be further evaluated and corrected as necessary.

Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary in the master bathroom.



MAIN WATER VALVE IN GARAGE



STATIC WATER PRESSURE READING



STOPPER IS DAMAGED TO DOWNSTAIRS BEDROOM BATHTUB



BATHTUB HAS SURFACE DAMAGE IN DOWNSTAIRS BEDROOM BATHROOM



SINK DRAINS SLOWLY AT SOUTH VANITY IN MASTER BATHROOM



CRACKED/DETERIORATED SHOWER GROUT IN MASTER BATHROOM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

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.

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



SEWER CLEANOUTS IN GARAGE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Description:

- WATER HEATER #1
Energy Source: Gas
Location: Exterior wall on rooftop deck
Approximate Capacity: Tankless Water Heater
Approximate Age: 2008
Brand Name: Rinnai
- WATER HEATER #2
Energy Source: Electric
Location: Rooftop deck storage closet
Approximate Capacity: 6 gallons
Approximate Age: 2008
Brand Name: Rheem

Comments:

WATER HEATER #1

The water heater 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.

WATER HEATER #2

The water heater 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.



WATER HEATER #1



WATER HEATER #1



WATER HEATER #1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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THERMOSTAT TO WATER HEATER IN ROOFTOP WATER HEATER CABINET



ANCILLARY WATER HEATER

D. Hydro-Massage Therapy Equipment

E. Gas Distribution System

Comments:

Corrugated Stainless Steel Tubing (**CSST**) was observed to be in use at the time of this inspection. This product is known to have various installation and grounding/**bonding** problems or deficiencies. I was unable to locate a point of grounding or bonding for this product. You are strongly encouraged to have a licensed plumber evaluate the installation and a licensed electrician investigate for proper bonding and grounding of this component of the gas distribution system. Such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.

Note: (CSST) Corrugated Stainless Steel Tubing (CSST) is a flexible, stainless steel pipe (coated with yellow, or in some cases, a black exterior plastic coating) used to supply natural gas and propane in residential, commercial and industrial structures. Since 1990, CSST has been installed in millions of homes across the country. If lightning strikes on or near a structure, there is risk it can travel through the structures gas piping system and cause a leak, and in some cases a fire. Since 2006, manufacturers instructions have required direct bonding and grounding of yellow CSST in new installations. A bonding connection installed on a gas piping system will reduce the likelihood of electrical arcing to or from other bonded metallic systems in the structure, thus reducing the likelihood of arc induced damage. The CSST industry and Texas State Fire Officials have launched a consumer education campaign to address some specific safety concerns including the importance of properly bonding CSST. For more information, please visit: www.csstsafety.com.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GAS METER ON SOUTH SIDE OF STRUCTURE



CSST GAS PIPING MANIFOLD



Bonding Clamp on First CSST Fitting

PROPER CSST PIPING GROUNDING INSTALLATION

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Brand Name:

- General Electric (GE)

Comments:

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



DISHWASHER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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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"/>	C. Range Hood and Exhaust Systems
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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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DOWNDRAFT RANGE VENT



DUCTWORK ON DOWNDRAFT VENT HOOD

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

Range/Oven Brand Name/Energy Source:

- Built-In Oven
General Electric (GE) / Electric

Cooktop Brand Name/Energy Source:

- Viking/Gas

Comments:

COOKTOP

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

BUILT-IN-OVEN

The temperature of the oven was checked at 350 degrees. The temperature rose to 345 degrees and held that temperature. This temperature range of 25 degrees +/- of set temperature falls within acceptable industry standards.

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



COOKTOP



BUILT-IN OVEN



OVEN TEMPERATURE SETTING AT TIME OF TEST

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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OVEN TEMPERATURE READING AT TIME OF TEST

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

Brand Name:
 • General Electric (GE)

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

Comments:

MECHANICAL EXHAUST FANS

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

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



MANUAL LOCK SHOULD BE DISABLED OR REMOVED

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

The exterior dryer duct termination cover is damaged.



DAMAGED EXHAUST VENT ON SOUTH SIDE OF STRUCTURE

Glossary

Term	Definition
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.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
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.
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.
EIFS	Exterior insulation and finish system (EIFS) is a general class of non-load bearing building cladding systems that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system. EIFS has the appearance of stucco.
PVC Roofing	PVC roofing or polyvinyl chloride is one kind of single ply roofing, which means it consists of one layer manufactured in a factory. A PVC roofing membrane is made of thick, flexible UV-resistant thermoplastic material; it may also contain polyester or fiberglass, resins, pigments, plasticizers and other chemicals. The thickness of the roofing membrane varies by manufacturer.

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.
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).
Scupper	An outlet in the wall of a building or a parapet wall for drainage of water from a flat roof.
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.
Standing Seam	A type of joint often used on metal roofs.
Stucco	A type of exterior finish plaster made with Portland cement as its base.
Supply Air	In heating and cooling systems, a vent that supplies warmed or cooled air.

REPORT 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		
Page 8 Item: E	Walls (Interior and Exterior)	<p>INTERIOR WALLS & SURFACES</p> <p>Minor impact damage was observed on the back wall in the garage.</p> <p>EXTERIOR WALLS & SURFACES</p> <p>Minor cracks in EIFS (stucco) were observed on the south side. All cracks in EIFS should be sealed to help prevent water penetration/entrapment.</p> <p>Cast stone over front entry has minor settlement causing a crack in the mortar. Mortar should be tuckpointed.</p>
Page 9 Item: F	Ceilings and Floors	<p>FLOORS</p> <p>The floor tile(s) were observed to be cracked and/or damaged in front entry.</p>
Page 10 Item: G	Doors (Interior and Exterior)	<p>INTERIOR DOORS</p> <p>The door spring latch(es) are damaged and/or missing to the pantry.</p>
ELECTRICAL SYSTEMS		
Page 12 Item: A	Service Entrance and Panels	<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>Page 13 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<p>RECEPTACLE OUTLETS</p> <p>One or more of the receptacles is missing its cover plate in the various locations throughout the house (See Pictures).</p> <p>SWITCHES</p> <p>The switch is missing its cover plate in the roof deck storage closet.</p> <p>The motion detector light switch to the second level stairway light was not operating correctly at the time of this inspections. Condition should be further evaluated and corrected as necessary.</p> <p>FIXTURES</p> <p>One or more of the light fixtures appear to be inoperative in the various locations throughout the house (See Pictures). This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.</p>
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<p>Page 16 Item: A</p>	<p>Heating Equipment</p>	<p>The heater gas supply line to the upstairs heating unit 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-buil" 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-I.</p>
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PLUMBING SYSTEM

<p>Page 21 Item: A</p>	<p>Plumbing Supply, Distribution System and Fixtures</p>	<p>DOWNSTAIRS BEDROOM BATHROOM</p> <p>The bathtub stopper does not appear to be functioning properly in the downstairs bedroom bathroom. This condition should be further evaluated and corrected as necessary.</p> <p>The bathtub has some surface damage in the downstairs bedroom bathroom. This condition should be further evaluated and corrected as necessary.</p> <p>MASTER BATH</p> <p>The left lavatory sink was observed to drain slowly, suggesting that an obstruction may exist in the master bathroom. This condition should be further evaluated and corrected as necessary.</p> <p>Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary in the master bathroom.</p>
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Page 24 Item: E	Gas Distribution System	<p>Corrugated Stainless Steel Tubing (CSST) was observed to be in use at the time of this inspection. This product is known to have various installation and grounding/bonding problems or deficiencies. I was unable to locate a point of grounding or bonding for this product. You are strongly encouraged to have a licensed plumber evaluate the installation and a licensed electrician investigate for proper bonding and grounding of this component of the gas distribution system. Such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.</p> <p>Note: (CSST) Corrugated Stainless Steel Tubing (CSST) is a flexible, stainless steel pipe (coated with yellow, or in some cases, a black exterior plastic coating) used to supply natural gas and propane in residential, commercial and industrial structures. Since 1990, CSST has been installed in millions of homes across the country. If lightning strikes on or near a structure, there is risk it can travel through the structures gas piping system and cause a leak, and in some cases a fire. Since 2006, manufacturers instructions have required direct bonding and grounding of yellow CSST in new installations. A bonding connection installed on a gas piping system will reduce the likelihood of electrical arcing to or from other bonded metallic systems in the structure, thus reducing the likelihood of arc induced damage. The CSST industry and Texas State Fire Officials have launched a consumer education campaign to address some specific safety concerns including the importance of properly bonding CSST. For more information, please visit: www.csstsafety.com.</p>
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APPLIANCES

Page 29 Item: G	Garage Door Operators	When an automatic garage door opener is in use, the manual lock should be disabled or removed.
Page 29 Item: H	Dryer Exhaust Systems	The exterior dryer duct termination cover is damaged.