



21616-00184
11/05/2020
Joe's House
123 fourth st
Fort Worth, TX 76244

PROPERTY INSPECTION REPORT

Prepared For: Joe's House

(Name of Client)

Concerning: 123 fourth st, Fort Worth, TX 76244

(Address or Other Identification of Inspected Property)

By: Ralph Chandler, Lic. 21616

(Name and License Number of Inspector)

11/05/2020

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional information provided by the inspector: Information Regarding Corrugated Stainless Steel Tubing (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. Information regarding the approximate age of HVAC System Components/Water Heating Equipment is beyond the scope of inspection and is only provided as a courtesy. Accuracy and reliability of the information provided is believed accurate but is not guaranteed. In no event will The Home Inspectors or its representatives be liable for any loss or damages that might arise from the use of or reliance on the information provided.

Inspector accessibility:

While every effort is made to fully inspect every system/component required per the TREC standards, access is often limited or non-existent. Common causes of limited accessibility can include but is not limited to; stored items, ductwork, electrical/plumbing components, low clearance, roof slope or other safety concerns. Common areas where limited accessibility is often encountered include but is not limited to; crawl spaces, attics, second story roofs, and interior walls. When the inspector notes limited accessibility issues in the report, it should be assumed that deficiencies with the inaccessible system/component may be present and it is the client's responsibility to obtain further evaluations.

Occupancy: Occupied. This is a limited view of many areas in this home. The home was occupied at the time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, or personal items are not moved for the inspection.

Property information: Single family.

Levels: One story.

Estimated age: 16 years.

Weather conditions: Clear.

The structure faces: East.

The temperature at the time of inspection was in the: 50's.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Comments:

Because some structural movement is tolerated in the construction industry, evaluation of foundation performance is, to a great extent, subjective. Our evaluation of this foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified structural engineer should be consulted.

Type of Foundation(s): Slab, Post tension

The structure has experienced a common degree of settlement for its age and type.

Wedge cracks or corner pops were noted. A large majority of slab-on-grade foundations will develop what are called corner cracks or wedge cracks. The name comes from the fact that these cracks develop at or very close to the outside corners of the foundation and frequently form a wedge at the corner. These cracks do not indicate anything unusual about the foundation. If the cracking at a corner progresses, the concrete wedge may become loose and even fall off. In extreme cases, the wedge will no longer adequately support the brick veneer; when this happens, the corner will need to be repaired. This is a concrete repair and not a foundation repair.



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B. Grading and Drainage

Comments:

General lot drainage and slope is inspected by visual means only (no measuring devices are used- such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

Areas of ponding were noted near the foundation on side(s) of the house. We recommend repairs to these areas to allow water to drain away from the structure.

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Ponding



Gutters & Downspouts:

Deficiencies were noted in the installed gutter system including Damaged components, debris/leaves. Gutter systems need to be properly maintained to ensure proper drainage around the house; we recommend repairs as necessary to ensure serviceability.

Damaged diverter



Dirty gutters



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C. Roof Covering Materials

Comments:

To prevent damage to the roof surface, The Home Inspectors do not lift, loosen, pry up, or break the weather seals on any type of roof material. The nail pattern/ fastener schedule for the roofing material was not inspected. If further review is desired, we recommend evaluation by a qualified contractor. Determining life expectancy or remaining life of the surface is beyond the scope of the inspection. As per the TREC standards of practice, we are not required to determine how the visible roof damage occurred (hail, foot traffic, workmanship, etc.). Any specific comments relate to obvious damage where there is no question concerning the cause.

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Ground Level with Binoculars as needed; Roof access can be limited by several factors including steep pitch, multiple stories, eaves too high, may cause damage, etc.. Other situations may arise where the inspector deems it unsafe to "walk" a roof (unsafe access point, wet/ winter conditions, etc.).

When inspecting roof surfaces every attempt is made to fully inspect all areas. Several factors will limit access to the roof surface. When a roof is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The roof surface vantage point: Ground Level with Binoculars as needed.

Access limitations present: Surface too steep, Two story roof.

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Areas accessed: N/A.

Deficiencies were noted on the roof: missing/damaged shingles; recommend evaluation of the roof system and repair as necessary.

Loose/lifted flashing was noted at the West side. Recommend evaluation and repair as necessary to help ensure serviceability.



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D. Roof Structures and Attics

Comments:

Viewed From: Scuttle Entrance.

Approximate Average Depth of Insulation: 8 - 10".

Approximate Average Thickness of Vertical Insulation: 2 - 4".

Description of Roof Structure: Rafter assembly

Attic Accessibility: Partial- limited accessibility only; Attic access can be limited in attics by several factors including deep insulation, low clearance, or framing. Other situations may arise where the inspector deems it unsafe to "walk" an attic (hidden wiring, plumbing, etc.). Attics with limited access are typically viewed from access areas only.

Attic comments:

Improvements such as adding insulation in the attic or installing a radiant barrier can help reduce energy consumption. Several options are available to help reduce attic temperatures and heat transfer into the home. Visit the Department Of Energy's website (www.energy.gov) to learn more about the processes and benefits of each.

Type of ventilation: Eaves, Roof. *Roof decking material:* Plywood. *Evidence of Leaking:* No visible signs were noted.

When inspecting attics every attempt is made to fully inspect all areas. Several factors will limit access to the entire attic space. When an attic is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The attic access point: Platform areas

Access limitations present: Insulation, Low clearance, Framing/walls, Wiring/cable, Ductwork, Missing catwalks

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Areas accessed: Platform areas.

The attic stairway door/hatch is not insulated; insulating the door will help with energy conservation.



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E. Walls (Interior and Exterior)

Comments:

As a matter of general home maintenance, it is recommended that any deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.).

Interior walls:

The interior walls are covered with the following materials: Painted sheet rock.

The view of some the interior walls was limited due to the storage of personal effects.

Common cracking was noted.

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Common cracking



Exterior walls:

The exterior walls are covered with the following materials: Brick, Siding/ trim.

Common cracks observed, primarily a cosmetic concern. Suggest sealing all masonry cracks to prevent water penetration as a routine maintenance effort.

Deteriorated/Missing mortar observed at the brick veneer, recommend evaluation and repairs as necessary.

Cracked caulking noted around the structure; we recommend re-sealing to prevent moisture penetration where the caulk is pulling away/separating from adjacent surfaces.

Areas of damaged siding were noted at the side(s); recommend repairs as necessary to prevent further damage.

Heavy vegetation was noted at the side limiting our view of the exterior.

We recommend sealing the openings where the a/c lines, plumbing drains, conduits, etc. enter the sides of the house.

Damaged siding noted



Common cracking



Damaged siding noted



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F. Ceilings and Floors

Comments:

Ceilings:

The ceilings are covered with the following materials: Painted sheet rock.

Common cracking was noted.

Apparent water stains were noted at the garage ceilings. The areas were dry at the time of our inspection; we were unable to determine if the stains were still active. If the leaks are still active, we recommend repair as necessary.

Nail pops were noted; these are cosmetic in nature typically resulting from normal settlement.

Common cracking



Floors:

The floors are covered with the following materials: Carpet, Tile.

Cracked tile noted in the North upstairs common bath, upstairs common bath.

Damaged tile



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G. Doors (Interior and Exterior)

Comments:

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H. Windows

Comments:

Our ability to visually detect failed thermal pane window sections in the early stages of seal/desiccant failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens. Any lists or quantities of failed seals provided are done so as a courtesy only and may not be inclusive of all windows panes that are failed. The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

The windows were very dirty. The dirt and water spots on the windows can hide condensation stains between the panes.

Access to some of the windows was limited by the storage of personal effects, furniture and/or window coverings.

We recommend caulking as needed at the exterior window frames to help prevent water penetration; moisture stains were present at some of the window sills.

Areas of window glazing stops (plastic trim around the window sashes) are cracked and/or missing.

Condensation stains (failed seals) were noted in the thermal pane windows located in the following areas: South bedroom , living room , dining room and loft. Repair or replacement will be required if the visibility of the windows is to be restored. Recommend further evaluation by licensed contractor to estimate costs and repair as necessary. Total 4

Damaged glaze



Caulking needed



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I. Stairways (Interior and Exterior)

Comments:

The interior stairways/steps were in serviceable condition at the time of our inspection.

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J. Fireplaces and Chimneys

Comments:

Fireplaces:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

Fireplace type(s): Gas Starter / Wood Burning *Chimney type(s):* Metal vent pipe

We recommend using an approved material to seal all openings at penetrations (gas line) in the firebox to help assure that sparks cannot reach combustible areas.



Chimneys:

The chimney was in serviceable condition at the time of our inspection.

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments:

The gate at the North side(s) was not properly latching. Repair or adjustment is necessary to restore serviceability.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

It is beyond the scope of the inspection (per TREC standards) to report on breaker labeling (what circuit each breaker controls), or verify the accuracy of any existing labels.

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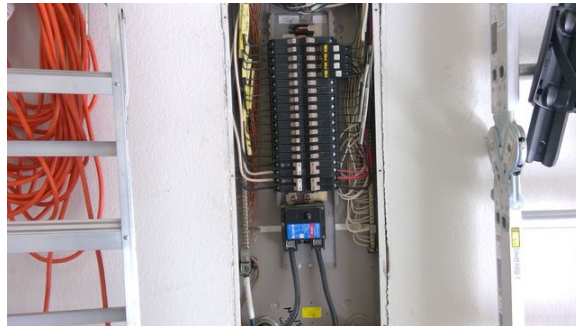
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Type of Service: Underground Service *Size:* Approximately 200 amp *Panel location:* Garage

Main disconnect: Present

All visible components were in serviceable condition at the time of our inspection.

Arc- Fault Circuit Interrupters (AFCI) were noted in the panel. AFCIs use unique current sensing circuitry to discriminate between normal and unwanted arcing conditions. Once an unwanted arcing condition is detected, the control circuitry in the AFCI trips the internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur.



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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper

Branch circuits:

As per our State standards, we do not assess circuit loads or determine proper circuit sizes per breaker based on current standards. Only accessible outlets are tested. Wall switches may not always control a device or fixture. We do not definitively determine an intended use for any switch that does not appear to operate a fixture. We do not carry extra light bulbs or test a fixture with spent bulbs.

The exterior light fixtures need to be caulked at the wall surface to prevent moisture penetration into the box.

The majority of the out of balance ceiling fans need to be adjusted to ensure safe operation.

Several spent bulbs were noted throughout the home.

Several loose outlets were noted throughout the home. Loose outlets need to be secured to help assure safety and serviceability.

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Caulking needed



GFCI protection:

Ground fault circuit interrupter outlets (outlets with integrated test and reset buttons) provide added safety in locations that are considered to be more hazardous than normal (i.e. "wet" locations). GFCI's were not designed for use with motor loads such as refrigerators or freezers. Care should be taken to help guard against unanticipated defrosting. Garage GFCI outlets with appliances installed are not tested.

We were unable to verify GFCI coverage at the outlets in the Garage and exterior due to storage blocking access to the interior walls or an installed freezer/refrigerator. We recommend arranging access and testing for active GFCI protection at all outlets in the garage. If any outlets do not have active coverage, we recommend that coverage be provided by installing a GFCI equipped outlet.

GFCI protection was provided at the following locations: all kitchen counter, bathroom outlets.

Fire protection:

Smoke detectors are tested for a local alarm by pressing the test button on each accessible detector. Testing of fire sprinkler systems, central alarm systems, and actual smoke tests are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems.

Smoke detectors were located in each bedroom, hallway and all stories present.

To enhance safety of the gas fired appliances, we recommend that the buyer install a plug-in type carbon monoxide detector.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

Note: The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases, evaporator coils are not viewed and heat exchangers are not fully accessed (most newer units prevent any visibility of the exchanger/burner compartment). Duct damper systems of any type are not evaluated or operated. Regular maintenance of the HVAC System can greatly extend its useable life. We recommend contracting with a licensed professional on a yearly basis to help ensure safe and proper operation of the furnace and air conditioning system. Accuracy and reliability of the

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approximate age of the system/components is believed accurate but is not guaranteed. This information is provided as a courtesy only.

Heating Systems:

Location: Main, Upstairs *Type:* Central Forced Air

Energy Source: Electric

Furnace information:

Manufacturer: Lennox *Age:* Unable to determine

Model number:

Serial number:

Filter location: Return air grills

The furnace(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.



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B. Cooling Equipment

Comments:

Inspection of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. To meet the TREC Standard of reporting "inadequate cooling as determined by system performance" we rely on the use of Infrared Thermometers to obtain Temperature Differentials (TD). Any reported TDs are measured at the return air grills and supply registers. Any TDs outside of the accepted industry standard of 14-22 degrees are deemed to be "deficient" and indicative of the System not operating at optimum levels and we recommend evaluation by a licensed HVAC Contractor. Accuracy and reliability of the approximate age of the system/components is believed accurate but is not guaranteed. This information is provided as a courtesy only.

Location: Main, Upstairs *Type:* Central Forced Air

Energy Source: Electric

Condenser information:

Manufacturer: Unable to determine *Age:* Unable to determine

Model number:

Serial number:

Rust was noted in the pan. At some time in the past, the primary condensate drain line was not properly removing water from the inside portion of the air conditioning system. No visible evidence

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of on going leaking was noted at the time of our inspection and the problem does not appear to be current. If further review is desired, we recommend contacting a licensed heating and air conditioning contractor.

The primary condensate drain does not appear to be properly removing water from the inside portion of the air conditioning system (Main unit). We recommend that a licensed heating and air conditioning contractor make any repairs necessary to help assure proper operation.



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C. Duct Systems, Chases and Vents

Comments:

Duct Type: Flexible ducting

All visible components were in serviceable condition at the time of our inspection.

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

The kitchen, bathroom, and exterior fixtures were operated when possible. We do not operate water shut off valves under sinks. We do not disconnect the supply hoses to the clothes washer, if present, we do not operate the hook-up valves or plumbing. These can leak at any time and should be considered part of normal maintenance.

Location of water meter & water supply shut off valve: Front curb at street

Static water pressure reading: 60 **psi** *Water Source:* City

Piping type: Copper.

The water meter drip indicator showed flow to the structure when no demand was called for at the structure. We recommend evaluation of the source and repair of the leak as necessary by a licensed plumber.

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Bathrooms:

Not all of the water flow was diverted to the majority of the showers. Water still flows from the tub spigot when the shower head was activated.

As a matter of maintenance, we recommend sealing around the plumbing penetrations in the tub/shower areas (handles, spouts, shower heads, etc.) and shower/tub enclosures to prevent water penetration into the wall cavity.

Loose faucet components and or spouts were noted (the piping is not properly secured in the wall cavity). The fixtures need to be secured, or care should be take while operating to prevent pipe damage.

The upstairs common bath shower head leaks when operating.

The upstairs common toilet runs. We recommend any repairs necessary to help assure serviceability.



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B. Drains, Wastes, and Vents

Comments:

Based upon that standards of the state, the drain system is a visual inspection only. Cameras or other specialized equipment is not utilized. At the time of inspection, the water is ran at multiple fixtures for an extended period of time. This is generally considered a "functional flow" test. The washing machine drain is not tested. If the home is pier & beam construction (equipped with a crawl space), all areas of the piping are rarely accessible. If any areas of piping were not visually inspected we recommend evaluation and repair as needed by a qualified contractor. See the foundation section for notes concerning crawl space accessibility when applicable.

Sewer Type: Muncipal system

Piping type: PVC (plastic)

All visible components were in serviceable condition at the time of inspection.

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C. Water Heating Equipment

Comments:

The temperature and pressure relief valve(s) were not operated. We recommend testing the valves every six months. If the valves do not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions. Accuracy and reliability of the approximate age of the system/components is believed accurate but is not guaranteed. This information is provided as a courtesy only.

Water Heater #1 Energy Source: Gas Location: Garage
Approximate Capacity: 2-50 gallon Age: 17 Brand Name: Rheem
Model number: 41V50 40F
Serial number: 0903604512, 1103503110

An improperly installed temperature/pressure relief valve discharge line was noted (improper slope). In order to help assure safety should the valve activate, the discharge line should be repaired by a professional.

The water heater pan drain discharges to the garage floor (this may have been acceptable when the home was built). While draining at the garage floor may cause minimal damage should the unit leak, re-routing the drain to the outside of the dwelling will help prevent water damage should a leak occur.

The water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built or may be impossible due to interior location. We suggest installation of overflow pan to help prevent water damage from possible leakage.

The water heater(s) operated as intended.



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D. Hydro-Massage Therapy Equipment

V. APPLIANCES

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A. Dishwashers

Comments:

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

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The dishwasher drain line needs to be looped upward near the top of the cabinet under the sink in order to help prevent possible contamination of clean dishes which can occur when drain water from the wash cycle flows into the dishwasher.

The dishwasher operated as intended.



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B. Food Waste Disposers

Comments:

The unit was excessively noisy when operated.

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C. Range Hood and Exhaust Systems

Comments:

The range vent is a recirculating type unit.

The range hood operated as intended and all visible components were in serviceable condition at the time of our inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

Ovens are temperature tested in normal "bake" mode only as determined by the Texas Real Estate Commission. "Convection, roast, or self-clean" modes and or cooking efficiency are not operated/ tested. Gas ranges are not moved away from the wall to view any present utility connections that are behind the unit.

Cook top Type: Electric *Oven type:* Electric

We recommend installing an anti-tip device to help assure safety.

A lower oven setting of 350°F gives an actual temperature of 318°F. We recommend

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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adjusting or repairing the thermostat as necessary to allow a temperature within 25°F of the set point.

An upper oven setting of 350°F gives an actual temperature of 344°F which was within a serviceable range.



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E. Microwave Ovens

Comments:

Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

The microwave oven was tested and appeared to be serviceable at time of inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The accessible ceiling vent fans appear to discharge to the exterior.

All visible components were in serviceable condition at the time of our inspection.

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G. Garage Door Operators

Comments:

The garage door lock(s) were not disabled. When a garage door opener is installed, the mechanical door lock should be disabled to help prevent damage to the door if the opener should be activated when the lock is engaged.

The door did not reverse when tested. Recommend adjustment or repairs be made by a qualified contractor to help assure safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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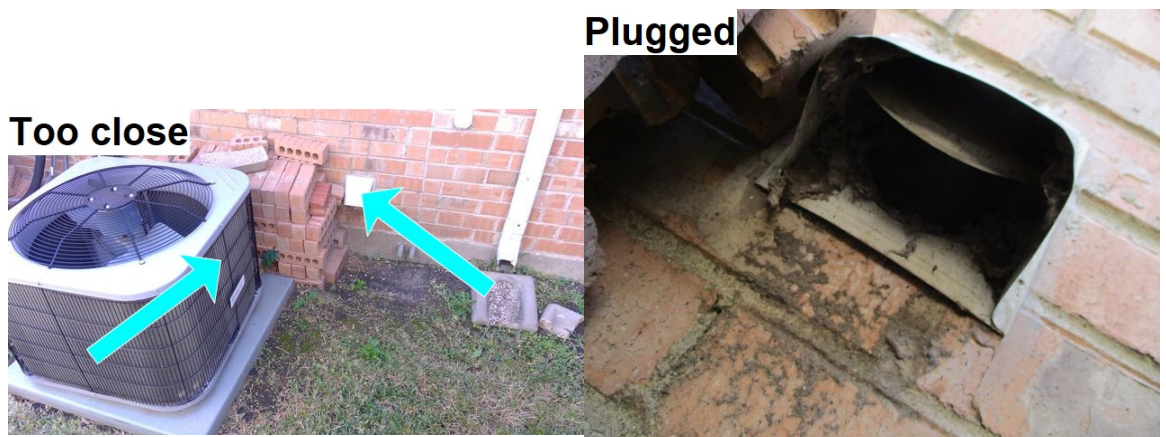
H. Dryer Exhaust Systems

Comments:

The dryer vent was viewed, but not operated. It is recommended that the dryer vent ducting be periodically cleaned throughout the year to prevent excessive lint build-up. This will help ensure safe operation and more effective dryer operation.

The exterior vent was too close to the AC condenser, recommend evaluation and repair as needed.

The vent appears to be plugged. We recommend cleaning to help assure proper operation.



VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

The system is controlled by a timing device; Evaluation of efficiency, and adequate coverage is beyond the scope of this inspection. Rain/freeze sensors are not tested for operation. Some municipalities require drip irrigation in some locations around the structure; determining which drip zones water each location can be difficult. All attempts are made to accurately determine which zone at the controller irrigates what area at the exterior. All zones are operated at the timer in manual mode only.

A back-flow prevention valve was noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The shut off handles on the double check valve are rusted; recommend repairs as necessary to ensure serviceability.

The back-flow prevention device box is partially buried; it was not viewed. If further evaluation is desired we recommend inspection and repair if necessary by a qualified contractor.

The exterior wiring conduit is damaged; recommend repairs or care should be taken to prevent wiring damage.

A rain/freeze sensor has not been installed. Some municipalities require such devices. Recommend installation by a qualified irrigation installer.

Sprinklers are spraying the structure. This can cause damage and moisture deterioration to the structure. We suggest adjusting sprinkler heads away from structure to prevent damage and/or deterioration to the structure.

Damaged heads and nozzles were noted; Repairs are necessary to ensure proper operation of the system.

Many overgrown heads were noted.

