20304-19362

01/21/2019

Pete Moss

1234 Sycamore Dr.

Anytown, TX 12345

PROPERTY INSPECTION REPORT

Prepared For: Pete Moss
(Name of Client)

Concerning: 1234 Sycamore Dr., Anytown, TX 12345
(Address or Other Identification of Inspected Property)

By: David Bergeron, Lic. #20304 01/21/2019
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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.

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: Two story.

Estimated age: 13 years.

Weather conditions: Partly cloudy.

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

☐ ☐ ☐ ☑ **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

In our opinion, the home has experienced movement (including differential cracking, frieze board separation, doors/windows not latching, wall separation at window/door frames, Etc.) which is greater than normal for its age and location. We recommend a qualified structural engineer or foundation specialist determine the extent of any needed repairs prior to closing.

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

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

I	NI	NP	D

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.

We recommend that at least two inches of concrete show between the brick or siding and the dirt line. A high soil line was noted at the West side(s). Inadequate clearance can allow water to penetrate into the structure causing moisture damage.

Gutters & Downspouts:
The gutters/down spouts were in serviceable condition.

☐ ☐ ☐ ☑ **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: Roof edge with ladder, 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.).

The T.V. satellite dish is surface mounted on the roof. Regular monitoring for leaks will be needed as the sealant used will deteriorate over time.

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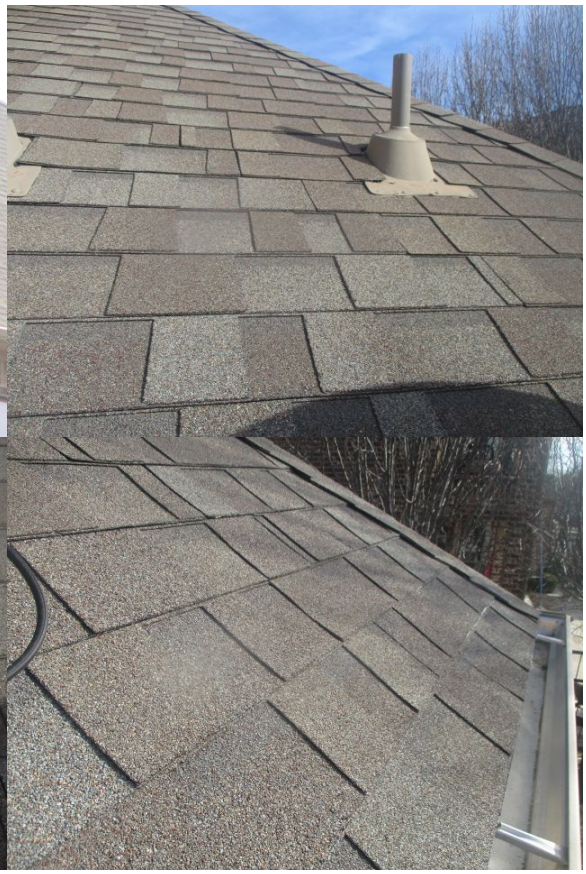
Deficiencies were noted on the roof: missing/damaged shingles; recommend evaluation of the roof system and repair as necessary.



☐ ☐ ☐ ☑ **D. Roof Structures and Attics**

Comments:
Viewed From: Entered the Attic.
Approximate Average Depth of Insulation: *6 - 8"*.
Approximate Average Thickness of Vertical Insulation: N/A.
Description of Roof Structure: Rafter assembly

Attic Accessibility: From platform areas 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, Ridge. *Roof decking material*: OSB. *Evidence of Leaking*:No visible signs were noted.

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Loose/ missing hardware was noted at the attic ladder(s). We recommend repairs/adjustments as necessary to help assure safety.

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

No visible evidence of leaking was noted.

The folding attic ladder will not completely close into the ceiling. Repairs or adjustments will be needed for the ladder to close tightly.

We recommend installing an appropriate attic hatch cover to help assure fire safety.

☐ ☐ ☐ ☑ **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.).

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I	NI	NP	D

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

Common cracking was noted.

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

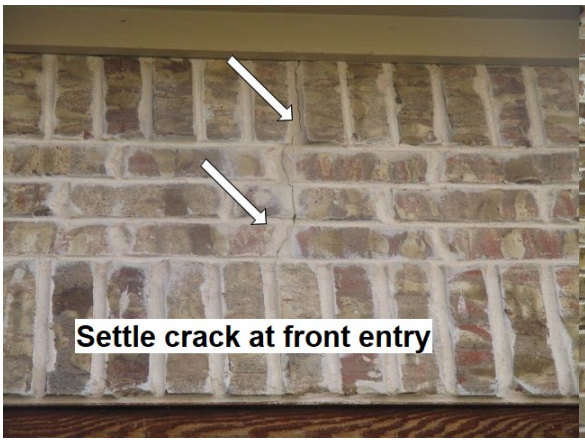
Peeling paint was noted at various locations. We recommend scraping and painting as a matter of normal maintenance.

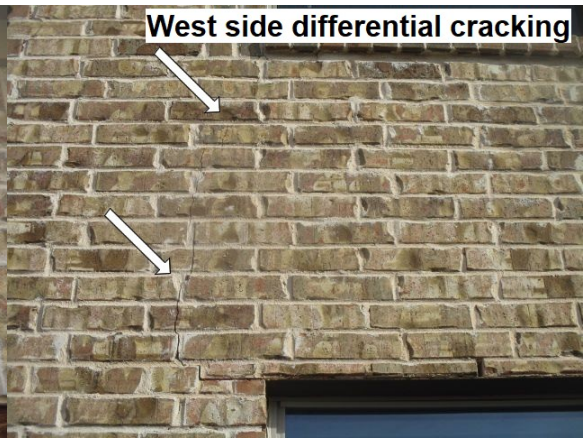
Cracked caulking noted around the structure; we recommend re-sealing to prevent moisture penetration where the caulk is pulling away/separating from adjacent surfaces.

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

Settle cracks were noted at the South, East, West side(s). Recommend re-sealing the cracks to prevent moisture penetration into the wall structure.

An open expansion joint was noted at the North side of the house. We recommend sealing any open expansion joints.





☐ ☐ ☐ ☑ **F. Ceilings and Floors**
Comments:

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

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

Common cracking was noted.

Settle cracking was noted.

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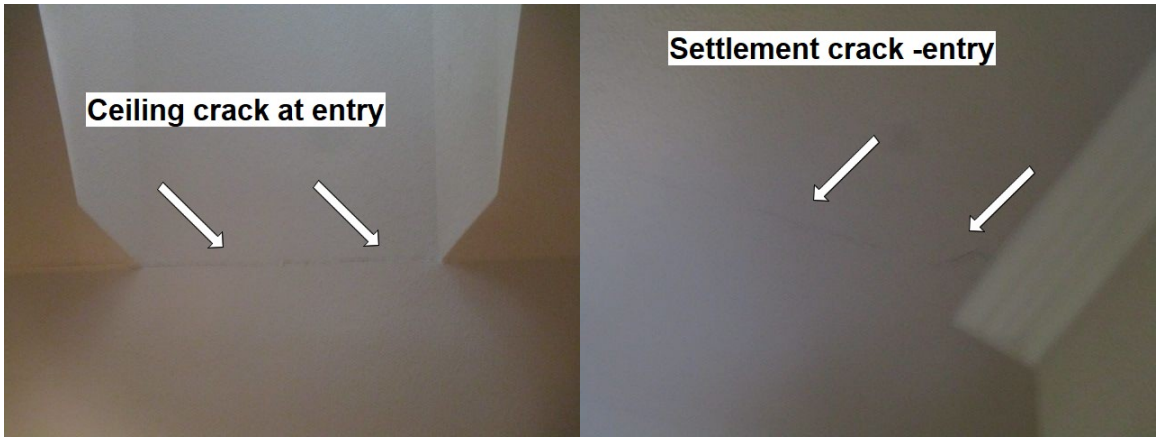

Floors:
The floors are covered with the following materials:Carpet, Tile, Hardwood.

Cracked tile noted in the kitchen area .

☐ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**
Comments:

Interior Doors:
The following doors are not properly latching when opening/closing:pantry, game room closet, North upstairs hall bath room .

Exterior Doors:
All exterior doors operated as intended and were in serviceable condition at the time of our inspection.

Garage Doors:
The overhead garage doors operated as intended and was in serviceable condition at the time of our inspection.

☐ ☐ ☐ ☑ **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

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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.

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.

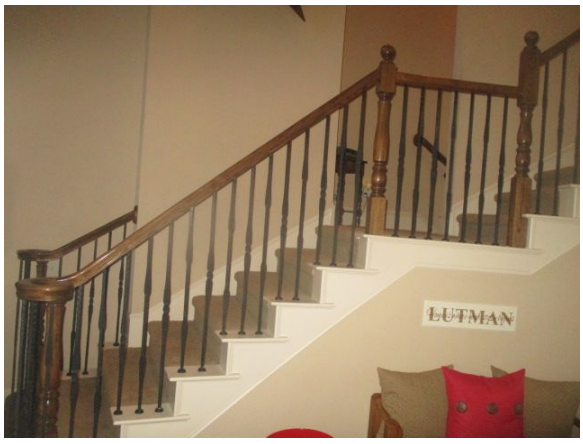
Access to some of the windows was limited by the storage of personal effects, furniture and/or window coverings.

The kitchen area window was cracked, repairs needed.

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

Comments:

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



☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

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I	NI	NP	D

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): Switch or remote operated gas log only units. Gas log systems with electronic ignition require regular maintenance to ensure proper operation. It is recommended that the logs be operated for at least five minutes weekly to prevent blockage in the gas components.
Chimney type(s): Metal vent pipe

The fireplace(s) appear to be operating as intended and all visible components appear to be in serviceable condition.

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

☐ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**
Comments:

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

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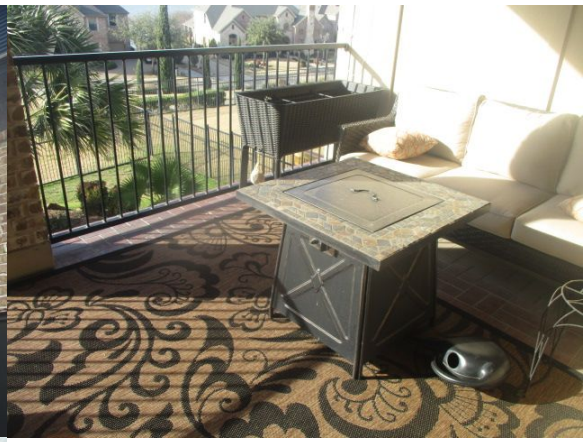

Decks:
Several screws are loose and boards are no longer secured in place.

The underside of the deck was not visible.

Area(s) of decking materials were decayed/deteriorated; recommend repair as necessary to prevent further damage.

II. ELECTRICAL SYSTEMS

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I	NI	NP	D
☐	☐	☐	☑

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.

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

Main disconnect: Present

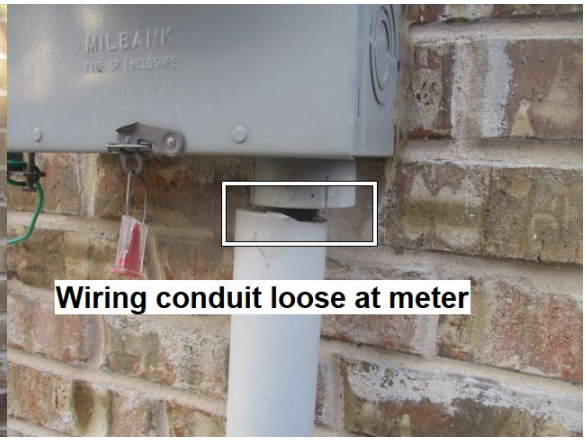
Sub panels were located in the following locations: Adjacent to the main panel

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.

Double tapped neutral wires were noted in the panel (this procedure was common for several years but standards have changed). Some manufacturers allow this installation. Safer wiring practices have been accepted in some municipalities. If further review or repair is desired we recommend contacting a qualified contractor.

Missing panel screws were noted; proper fasteners should be installed to ensure safety.

The electrical conduit at the meter box is disconnected; recommend repairs to prevent wiring damage and ensure safety.



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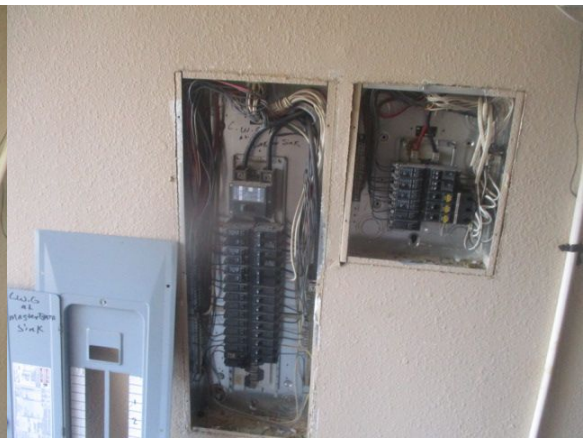

☐ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

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.

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

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.

GFCI protection was provided at the following locations: all bathroom, exterior, and kitchen counter (regardless of proximity to the sink) outlets. **We recommend providing active GFCI protected outlets at the following areas: all garage (including ceiling).**

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.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **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 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 *Type:Zoned Forced Air*
Energy Source: *Gas*
Furnace information:
Manufacturer:York *Age*:Unable to determine
Model number:
Serial number:
The manufacturer's label was not accessible or damaged; The model/serial numbers and age could not be determined.
*Filter location:*At the unit *20x25x4*

Location: Upstairs *Type:Zoned Forced Air*
Energy Source: *Gas*
Furnace information:
Manufacturer:York *Age*:Unable to determine
Model number:
Serial number:
The manufacturer's label was not accessible or damaged; The model/serial numbers and age could not be determined.
*Filter location:*At the unit *20x25x4*

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 *Type:Zoned Forced Air*
Energy Source: *Electric*
Condenser information:
Manufacturer:Bryant *Age*:1
Model number: 116BNA060-A
Serial number: 1218E02236

Location: Upstairs *Type:Zoned Forced Air*
Energy Source: *Electric*
Condenser information:
Manufacturer:Bryant *Age*:4
Model number: 116BNA048-B
Serial number: 2615E09113

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 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.

A p-trap has not been installed at the condensation drain line (may not have been required when the home was built). We recommend installing a p-trap at the unit to ensure serviceable operation and help prevent sewer gassing into the home.

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I	NI	NP	D

We recommend fully insulating condensate drain lines to prevent possible moisture damage.

The exterior condenser coils were dirty and need to be cleaned to help assure serviceability.

As most manufacturers warn against operating air conditioning units when the outside temperature was under 60 degrees, the system was not tested. Client is advised to verify operation of the unit prior to closing.

☑ ☐ ☐ ☐ **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

☐ ☐ ☐ ☑ **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,

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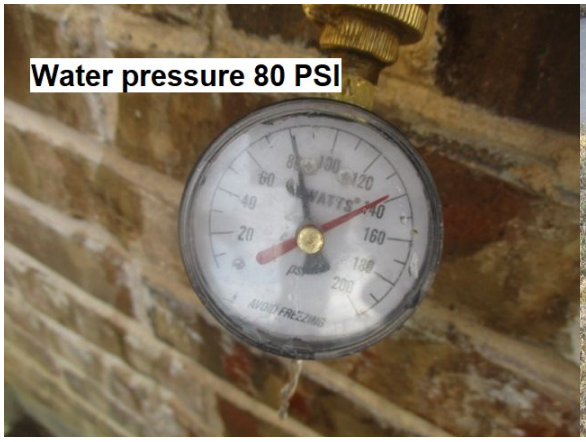
if present, we do not operate the hook-up valves or plumbing. These can leak at any time and should be considered part of normal maintenance.

Location of water meter & water supply shut off valve: Front curb at street
Static water pressure reading: 80 ***psi*** *Water Source: City*
Piping type: Copper.

The water meter drip indicator showed no flow to the structure when no demand was called for at the plumbing supply system.



Bathrooms:
Caulking and/or grout in the tub/shower surrounds is cracking or loose. The grout/caulking needs to be repaired to help prevent possible water penetration behind tile and damage to interior walls. Such damage may not be apparent from a visual inspection of the outer surface.

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.

Not all of the water flow was diverted to the North and South upstairs hall showers. Water still flows from the tub spigot when the shower head was activated.

The disconnected sink stoppers need to be repaired (North upstairs hall bath).

The North upstairs hall tub surface was chipped; recommend repair to help prevent further damage.

☐ ☐ ☐ ☑ **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.

Sewer Type: Muncipal system *Piping type:PVC (plastic)*

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

I	NI	NP	D

Bathrooms:
Restricted/Slow drainage was noted at the North upstairs hall bath sink.

☑ ☐ ☐ ☐ **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: South Exterior Wall
Approximate Capacity: Tankless Age: Unable to determine Brand Name: Rinnai
Model number: R85
Serial number:

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

☐ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

Comments:

The whirlpool tub is filled to a level above the water jets when possible and operated when possible. Pump and supply lines Typically are not completely accessible. If disassembly for a more detailed review is desired, we recommend consulting a licensed plumber.

GFCI protection for the pump could not be located; the reset could be hidden behind personal items. We recommend installing GFCI protection if a proper GFCI outlet can not be located.

An access panel has not been installed that allows for easy access to view or service the pump and supply lines (this is common in a majority of installations).

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

I	NI	NP	D

The hydro-massage tub operated as intended.

V. APPLIANCES

☑ ☐ ☐ ☐ **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.

The dishwasher was operational and all visible components were in serviceable condition at the time of our inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The food waste disposer operated as intended and all visible components were in serviceable condition at the time of our inspection.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

The range vent is a downdraft ducted type unit.

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

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

I	NI	NP	D

☑ ☐ ☐ ☐ **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: Gas *Oven type:* Electric

The cook top was operational and all visible components were in serviceable condition at the time of our inspection.

When the ovens were set for a temperature of 350°F, the actual temperature in the upper oven was 363°F and the lower oven was 356°F which was within a serviceable range.

☑ ☐ ☐ ☐ **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.

☑ ☐ ☐ ☐ **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.

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

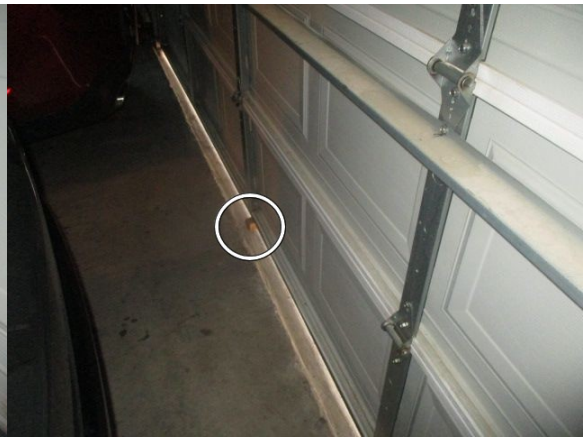
I	NI	NP	D
☐	☐	☐	☑

G. Garage Door Operators

Comments:

The single car garage door opener operated as intended and all components were in serviceable condition.

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



I	NI	NP	D
☑	☐	☐	☐

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 dryer vent was in serviceable condition at the time of our inspection.

VI. OPTIONAL SYSTEMS

I	NI	NP	D
☐	☐	☐	☑

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.

Zone 01: South turf
Zone 02: West turf
Zone 03: East turf, Parkway
Zone 04: East turf, Parkway
Zone 05: Front beds, North turf

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

I	NI	NP	D

A back-flow prevention valve was noted.

The system was operational at the time of our inspection.

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

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.

☐ ☐ ☐ ☑ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

To enhance safety, we recommend a proper barrier, locking gates and door alarms to limit unwanted access to the pool area. Anti-entrapment drain systems/covers and dual drains prevent mechanical entrapment at the drain inlets and are recommended. Proper water chemistry should be maintained at all times to ensure serviceability. Rain/wet conditions limit our ability to visually detect leaks. Leak testing of the structure or any present defects should be performed by a qualified contractor. Manual line/main control valves are not operated or evaluated for efficiency and water treatment equipment (chlorine injectors, salt systems, etc.) are not inspected (beyond the scope of our inspection as determined by the Texas Real Estate Commission). If further

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

I	NI	NP	D

review is desired, we recommend inquiry with the seller or review by a qualified pool contractor. For more information on pool operation and safety visit: www.nspf.org.

Construction type: In ground gunite

Dual drains were present. The covers appear to be anti-entrapment covers.

The PVC piping needs to be painted for UV protection.

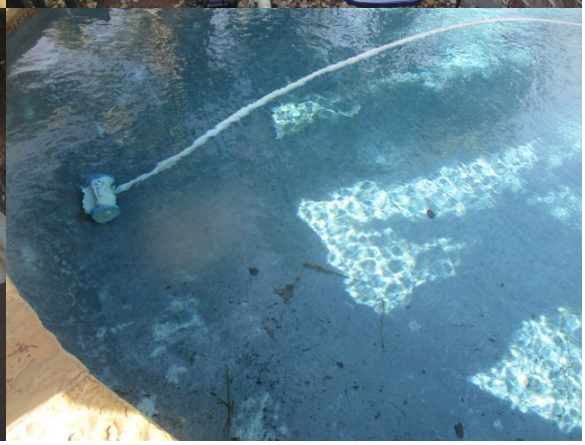
The control valves are not properly labeled. Labeling the valves will help ease operation of the system.

We recommend that the mastic (sealant) between the deck and the pool coping be repaired to provide an intact seal against water penetration.

Common cracking was noted at the deck surface; recommend sealing cracks to prevent further damage.

Extensive wear is present at the pool surface; recommend evaluation and repairs as necessary to ensure serviceability.

A proper safety barrier has not been installed around the pool area to restrict access; recommend evaluation/installation of proper barriers or care should be taken to ensure safety.



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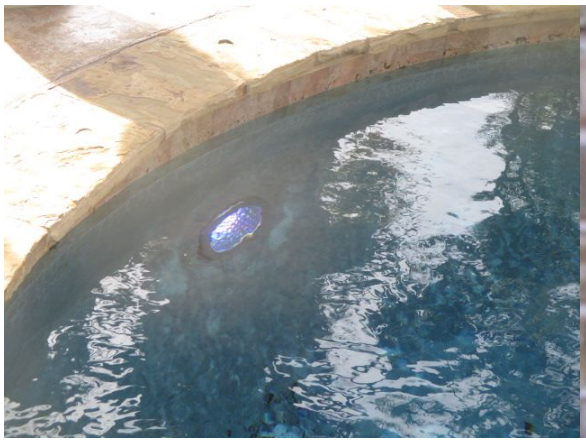
I	NI	NP	D



The Home Inspectors
972-235-0800
512-993-5100
www.thehomeinspectorstx.com

Summary report

01/21/2019
Pete Moss
1234 Sycamore Dr.
Anytown, TX 12345

The following information is provided as a professional courtesy only and highlights potential Health, Safety and/or major expense issues found during the inspection. Any item(s) noted in the Summary represent the opinion of the Inspector based on his professional experience with similar homes and are only a portion of the inspection findings themselves. Other significant improvements may also be necessary. We highly recommend reviewing the actual Inspection Report in its entirety prior to the expiration of the Option Period and suggest client review all inspection findings with a real estate professional and/or real estate attorney to determine what repairs, if any, are to be made.

Foundations:
In our opinion, the home has experienced movement (including differential cracking, frieze board separation, doors/windows not latching, wall separation at window/door frames, Etc.) which is greater than normal for its age and location. We recommend a qualified structural engineer or foundation specialist determine the extent of any needed repairs prior to closing.

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

Windows:
The kitchen area window was cracked, repairs needed.

Service Entrance and Panels:
The electrical conduit at the meter box is disconnected; recommend repairs to prevent wiring damage and ensure safety.

GFCI protection:
We recommend providing active GFCI protected outlets at the following areas: all garage (including ceiling).

Bathrooms:
Restricted/Slow drainage was noted at the North upstairs hall bath sink.

Garage Door Operators:
The two car garage door did not reverse when tested. Recommend adjustment or repairs be made by a qualified contractor to help assure safety.

Swimming Pools, Spas, Hot Tubs, and Equipment:
Extensive wear is present at the pool surface; recommend evaluation and repairs as necessary to ensure serviceability.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting The Home Inspectors for your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me at (469)600-4291.

Thank you,
David Bergeron #20304

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

1234 Sycamore Dr. (Inspected Address) | Anytown (City) | 12345 (Zip Code)

SCOPE OF INSPECTION

A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.

B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**

C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**

D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.

E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.

F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**

G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.

H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.

I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.

J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture..

1A. The Home Inspectors (Name of Inspection Company) 1B. 0573244 (SPCS Business License Number)

1C. P.O. Box 831422 (Address of Inspection Company) | Richardson (City) | TX (State) | 75083 (Zip) | 972-235-0800 (Telephone No.)

1D. David Bergeron #061937 (Name of Inspector (Please Print)) 1E. Certified Applicator ☑ Technician ☐ (check one)

2. _____ (Case Number (VA/FHA/Other)) 3. Monday, January 21, 2019 (Inspection Date)

4A. Pete Moss (Name of Person Purchasing Inspection) Seller ☐ Agent ☐ Buyer ☑ Management Co. ☐ Other ☐ _____

4B. _____ (Owner/Seller)

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☐ Buyer ☑
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. House and detached garage where applicable.
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes ☑ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic	☑	Insulated area of attic	☑	Plumbing Areas	☐	Planter box abutting structure	☐
Deck	☑	Sub Floors	☐	Slab Joints	☑	Crawl Space	☐
Soil Grade Too High	☑	Heavy Foliage	☐	Eaves	☑	Weepholes	☐
Other	☑	Specify: Garage					

7A. Conditions conducive to wood destroying insect infestation? Yes ☑ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

		Wood to Ground Contact (G)	☐	Formboards left in place (I)	☐	Excessive Moisture (J)	☐
Debris under or around structure (K)	☐	Footing too low or soil line too high (L)	☑	Wood Rot (M)	☐	Heavy Foliage (N)	☐
Planter box abutting structure (O)	☐	Wood Pile in Contact with Structure (Q)	☐	Wooden Fence in Contact with the Structure (R)			☑
Insufficient ventilation (T)	☐	Other (C)	☑	Specify: Plumbing penetrating the foundation (by design)			

8. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
8B. Drywood Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
8C. Formosan Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
8D. Carpenter Ants	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
8E. Other Wood Destroying Insects	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑

Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None

8G. Visible evidence of: _____ has been observed in the following areas: _____

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes ☐ No ☑

If "Yes", specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes ☐ No ☑

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes ☑ No ☐

Specify reason: Correction of conducive conditions

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: _____

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insets, the treatment was: Full ☐ Limited ☐

10B. _____ (Date of Treatment by Inspecting Company) _____ (Common Name of Insect) _____ (Name of Pesticide, Bait or Other Method)

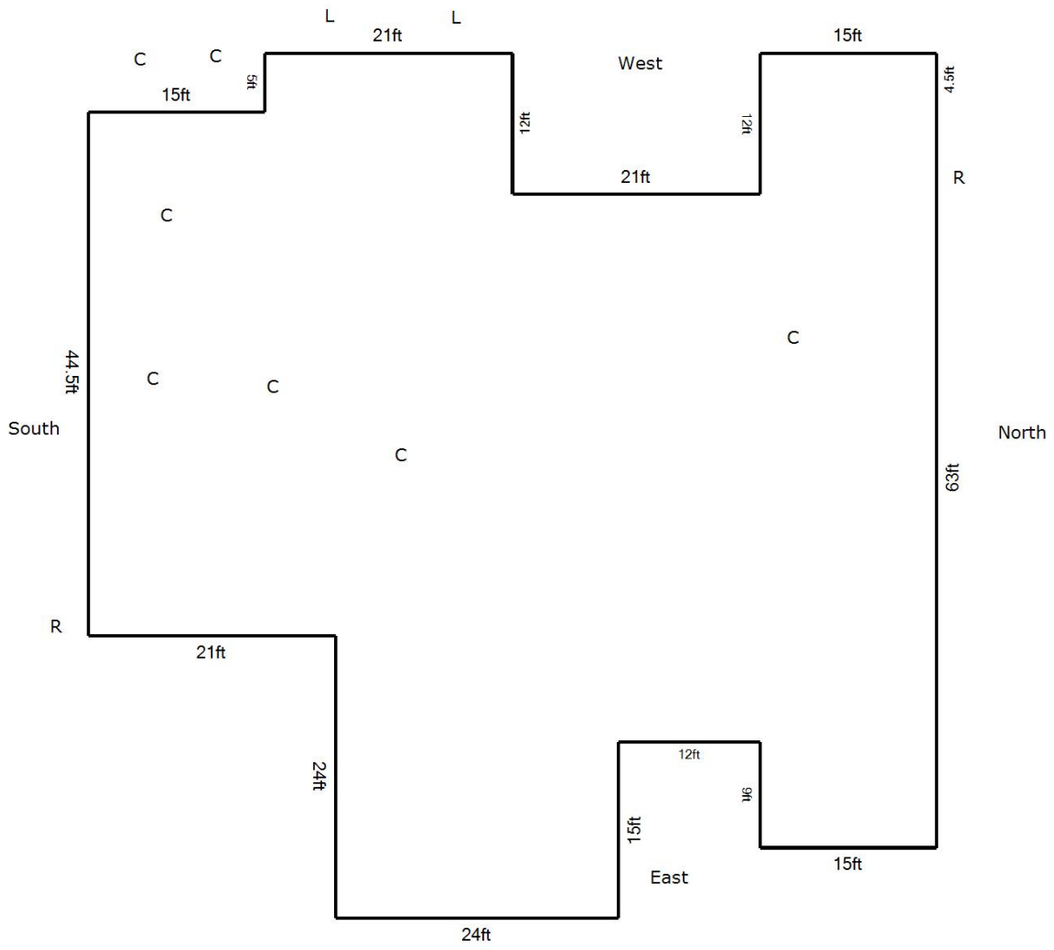
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☑ List Insects: _____

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments _____

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

11A. _____ (Inspector)

Approved:

11B. #0560179 (Certified Applicator and Certified Applicator License Number)

Notice of Inspection Was Posted At or Near

12A.
- Electric Breaker Box ☐
- Water Heater Closet ☐
- Bath Trap Access ☐
- Beneath the Kitchen Sink ☑

12B. Date Posted Monday, January 21, 2019 (Date)

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee — Date

X _____ _____

X _____ _____