



Un-Registered Software Call 1-760-650-1255

P.O. Box 9015

City, St 77290

(121) 370-6803

Your Email Address



**101 Olive St
Willis, TX 77386**

Mac083113

Thursday, October 31, 2013

Prepared Exclusively For:

Mr. Bill Sample Machner

Educational & Informative Property Inspections



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PROPERTY INSPECTION REPORT

Prepared For: Mr. Bill Sample Machner
(Name of Client)

Concerning: Bill Sample Machner 101 Olive St, Willis, TX, 77386
(Address or Other Identification of Inspected Property)

By: Dan smithTREC # 20iii716 10/31/2013
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

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

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

Report Identification: Bill Sample Machner 101 Olive St, Willis, TX, 77386

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Buyer ☐ Buyer's Agent ☐ Seller /Owner ☐ Listing Agent ☐ Builder

Building Status: ☒ Vacant ☐ Occupied

Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temperature: > 90 & Above

Utilities On: ☒ Yes ☐ No ☐ No Water ☐ No Electricity ☐ No Gas

For directional purposes of this report the home faces: East

Color Key: Blue = General Comment

Red = Needs Immediate Attention

Black = Noted Deficiencies

INACCESSIBLE OR OBSTRUCTED AREAS

☒ Sub Flooring

☐ Attic Space is Limited - Viewed from Accessable Areas

☒ Floors Covered

☒ Plumbing Areas - Only Visible Plumbing Inspected

☒ Walls/Ceiling Covered or Freshly Painted

☐ Siding Over Older/Existing Siding

☐ Behind/Uunder Furniture and/or Stored Items

☐ Crawl Space is limited - Viewed From Accessible Areas

☒ Mold/ Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time.

Any reference of water intrusion, recommended a professional investigation be obtained.

Client:

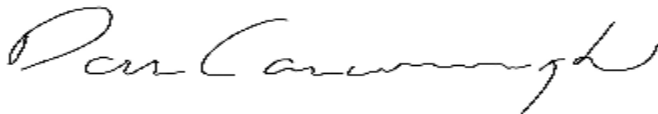


Date: 8/31/2013

Client:

Date:

Inspector:



Date: 8/31/2013

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation: Slab On Grade

• This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

• The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Foundation Performance Opinion and Observations



Corner pop
Crack



Corner pop
Crack

D - There are corner pops noted on the foundation. Corner pops are common on slab foundations and are not considered to be a major concern.

C - At this time the foundation appears to be providing adequate support for this dwelling based on a limited visual observation. I did not observe any evidence that would indicate the presence of significant deflections in the foundation. There were no notable functional problems resulting from foundation movement ..

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments: The grading and drainage aspects of the property are unknown..

C - All areas surrounding the home appear to have positive drainage.

☒ ☐ ☐ ☐ C. Roof Covering Materials

Type(s) of Roof Covering: Material Is Comp Shingle

Viewed From: Viewed Form Ground With Binoculars

• Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof

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I. STRUCTURAL SYSTEMS

has leaked in the past, leaks now or may be subject to future leaks ... either expressed or implied.

• The inspection of this roof may show it to be functioning as intended or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

C - This home has a second story roof that is not accessible. The roof was inspected with the best of my ability from the ground level. If you feel further investigation is needed contact a licensed roofing contractor.

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Walk The Attic

Approximate Average Depth of Insulation: 8 inch

Approximate Average Thickness of Vertical Insulation: No vertical insulation was observed

Comments: Attic access is via Pull-Down Stairs located at: 2nd floor

Attic ventilation is via soffit vents at eaves through attic space to static, ridge, rotating or powered vents near the ridge beam of roof.



improper attachment of pull down stairs



improper working platform in front of water heater

D - The pull-down attic stairway was not properly attached to the rough framing with 16d nails or 1/4" x 3" lag screws per manufacturer's recommendations. (4 each side 3 each end) This will void the manufacturer's warranty. This is a safety hazard.
D - There is an inadequate platform in front of water heater, HVAC system. This makes inspection, maintenance, and repair difficult and hazardous. A minimum of 30 inch of service platform is required along the entire front side of unit(s).

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Exterior - As part of normal home maintenance caulking / sealing should be performed around window frames, doors, eave trim (known as fascia and frieze boards) at home's exterior and interior as appropriate. This will help in overall energy efficiency and will help minimize or eliminate any water intrusion. It is recommended to remove current caulk / sealing compound before fresh product is applied.

Interior - Damaged caulking and areas with caulking voids need to be improved around all door and window installations. This maintenance should also include locations where countertops butt against walls, bathtubs butt against walls, shower tile wall locations where it meets shower pans, etc. Tile walls in baths and showers need to be properly grouted, caulked and sealed to minimize water

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I. STRUCTURAL SYSTEMS

intrusion from product surface to wallboard behind tile.



Crack in brick veneer located
above garage



siding to brick needs caulking

D - There were vertical cracks noted in the brick veneer. This type of crack is associated with lateral expansion and contraction due to extreme heat. Although this looks serious it does not indicate foundation movement. Recommend that a qualified contractor evaluate and repair as necessary.

D - Caulk and seal all gaps, cracks, and openings. There are various areas around the house that need sealing to prevent water and insect intrusion.

D - There is evidence of past repair noted at various locations on the interior walls.

I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **F. Ceiling and Floors**

Comments:

D - There were minor cracks noted on the master bedroom ceiling. These are minor and not considered to be serious.

C - At the time of this inspection there are no noted concerns regarding the floors.

☒ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**

Comments:

C - All doors were operated and functioning as intended.

D - The weather stripping on the exterior door next to the kitchen needs repair / adjustments. Weather stripping that does not seal can lead to moisture intrusion, a lack of energy efficiency and provides access for insect intrusion.

D - The exterior doors leading to the back yard have keyed dead bolt locks which will not permit safe egress in the event of an emergency.

D - There are no self closing hinges on the door from the dwelling to the garage. Recommend that self closing hinges be installed to prevent gasoline fumes and draft from entering the home.

☒ ☐ ☐ ☐ **H. Windows**

Comment : Type: Single hung Double - pane Aluminum

Insulated glass window panels are manufactured with a rubber-like seal between two panes of glass. When this seal fails, moisture enters between the panes and can be seen as fogging. This has little effect on the insulating ability of the insulated glass panel and it has no effect on the "weather-keeping-out" ability of the window. It merely affects the clarity of the window. Since one of the primary functions of a window is to be clear, I consider fogged windows to be deficient and (if observed) will be noted below under the "Deficient" heading

C - All accessible windows were operated and functioning.

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

Comment :

C - There is no safety or functional concerns noted at the time of this inspection .

☒ ☐ ☐ ☐ **J. Fireplace / Chimney**

F/P Type: Metal insert

F/P Shutoff Valve: Right of fire box

Comments:

C - The gas fire place was not ignited.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Report Identification: Bill Sample Machner 101 Olive St, Willis, TX, 77386

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I	NI	NP	D
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I . STRUCTURAL SYSTEMS

Comments:

C - There are no safety or functional concerns noted at the time of this inspection.

☐ ☐ ☐ ☐ L. Other

Comment :

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

*Description:**Electric Service Size:* 120/240 Volt Main Service*Service Entrance Wires:* Aluminum, Underground*Main Distribution Panel:* Breakers*Brand of Panel:* Challenger*Panel Location:* Garage Interior*Main Braker Rating:* 125amps*Service Ground:* Aluminum*Ground Connections:* Ground rod*Comments:*

Conductor wires entering one knockout



Neutral wire used as hot wire

D - Numerous branch circuit conductors are improperly entering the main electrical panel through a single large knockout located at the top of the panel box. Under current electrical standards, branch circuit conductors shall be evenly distributed and secured through the provided knockout holes. This does not comply with current fire regulations.

D - No antioxidant mastic was visible on the aluminum service entrance conductors in the main panel. Antioxidant mastic helps reduce corrosion of aluminum wiring.

D - Any white (neutral) wires used as hot wires should have black tape or coloring on them to indicate to service personnel that they are used as hot wires and not neutrals. Unidentified hot wires are a shock hazard.

D - There are no AFCI's present. AFCI's (Arc Fault Circuit Interrupter Devices) are now required in family / living rooms, dining rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. These are required to protect the property from a fire caused by sparks. These were first required in 1999 for bedrooms and then for the rooms listed above beginning in September 2008."

☒ ☐ ☐ ☒ B. Branch Circuits, Connection Devices, and Fixtures

Type of Wiring: Copper

The home is equipped with compact fluorescent light bulbs (CFL's) in certain light fixtures. While the use of energy saving CFL's is certainly recommended there are some limitations to their use. Due to the wide range of manufacturers and types of CFL's then determining the proper wattage, bulb design, heat transmission, etc of any CFL's in use is beyond the scope of this inspection. More information on the proper use of CFL's can be found at http://www.gelighting.com/na/home_lighting/ask_us/faq_compact.htm or other manufacturer websites.

Smoke Detectors

Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.

C - All accessible receptacles were tested and functioning.

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

- D - All exterior receptacles require weather proof covers.
- D - There are no GFCI (Ground Fault Circuit Interrupter) receptacles GFCI's are required at all receptacles on the exterior, the garage, wet bars, kitchens and bathrooms to prevent shock in areas where moisture is possible .

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment:**

Type of System: *Gas*

Energy Source: *Forced air*

Comments:

DESCRIPTION:	<u>Unit 1</u>	<u>Unit 2</u>	<u>Unit 3</u>
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Location:	<i>Attic</i>
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Manufacture	<i>Carrier</i>
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Serial Number	<i>1498A09702</i>
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BTS's	<i>40,000 BTU's</i>
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· Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.

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C - There is no safety or function concerns noted at the time of this inspection.

C - There are no safety or functional concerns noted at the time of this inspection.

☒ ☐ ☐ ☒ **B. Cooling Equipment:**

Type of System: *Forced Air*

Comments:

DESCRIPTION:	<u>Unit 1</u>	<u>Unit 2</u>	<u>Unit 3</u>
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Location:	<i>At furnace unit in attic</i>
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Manufacture	<i>Carrier</i>
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Serial Number	<i>0299E737</i>
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BTS's	<i>30,000 BTU's</i>
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<u>Unit 1</u>	<u>Unit 2</u>	<u>Unit 3</u>
<i>Delta-T (63-74)</i>		

· Delta-T readings are one of many elements utilized to evaluate the acceptable performance of a cooling system. The general/suggested acceptable range is considered to be approximately between 15-20° F total difference between the return air and supply air. The preferred location for this reading is taken across the Evaporative (EVAP) coil of the HVAC system. There are times that this is not possible for this inspector and readings via a laser-thermometer at various supply and return air vents are taken.

· Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.



Unprotected wire going into furnace

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

D - The differential temperature (Delta T) indicates a possible problem with the Cooling System. The Delta T should be between 15 and 20 degrees. This unit is not registering temperatures in this range. Recommend contacting a licensed HVAC technician for further evaluation.

Condensate Drain Pan:

D - The secondary condensate pan for the A/C unit in the attic is rusty.

Electrical Service:

D - The electrical wiring to the furnace is improperly attached. The wire entering the furnace should be protected to prevent damage to the wire. A damaged wire may cause an electrical shock.

☒ ☐ ☐ ☒ C. Ducts System, Chases and Vents

Type of Ducting: *Flex ducting*

Return air filter size (s) *20x25 x1*

Return air filter location: *In the stairwell*

· All return air filters should be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register / diffuser which has signs of residue around it may indicate a system that may not have been well-maintained in the past.

C - There are no safety or functional concerns noted at the time of this inspection.

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance.

Supply & Return Air Grills:

D - There is dust and debris present at the supply registers. It appears that the ducts may need to be cleaned.

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I NI NP D

IV. PLUMBING SYSTEMS☒ ☐ ☐ ☐ **A. Water Supply Systems and Fixtures***Location of Water Meter:* Located At The Curb,*Location of main water supply valve:* Did not locate*Static water pressure reading:* Copper 3/4 inch 65 Lbs.*Comments:**Visible Supply* Public*Copper*

· The IRC - International Residential Code requires that static water pressure delivered to a residential property be no lower than 40 PSI and no higher than 80 PSI. The reading observed can vary a great deal due to many variables. Including, but not limited to: time of day, sprinkler systems operating, people taking showers/baths, clothes & dishes being washed. The use of water by the entire neighborhood being served by the water utility can vary the pressure as well.

· Only visible plumbing components which are interior to or attached to the exterior walls of the home were inspected. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or other inaccessible or hidden from view, could not be observed by this inspector and are excluded from this inspection. All plumbing repairs noted in the "Plumbing System" section should be performed by a Qualified, Licensed Plumbing Professional.

C - There are no functional concerns noted at the time of this inspection.

Kitchen sink

C - There are no functional concerns noted at the time of this inspection.

Sink Master Bath

D - The drainstop in the upstairs bathroom sink is inoperable.

Shower Master Bath Shower Hall Bath

C - There are no functional concerns noted at the time of this inspection.

Bathtub Master Bath

D - The tub in the up stairs bathroom drains slowly.

Hall Bath Toilet

D - The toilet in the upstairs bathroom is loose at the floor which can result in damage to the wax seal and possible leakage.

☒ ☐ ☐ ☐ **B. Drains, Wastes, Vents***Comments:**Visible Drain Line Material:* PVC*Visible Vent Pipe Material:* PVC

· While some water was run down the drains, this cannot simulate the waste flow characteristic of full occupancy of the home. There may be partial blockage of the sanitary drain lines buried in the yard or under the home's slab foundation ... from broken / crushed pipes. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur you should bring this to your builder's or Qualified, Licensed Plumber's attention immediately. Portions of the plumbing system concealed below the structure and beneath the yards are not inspected. 24-hour testing of the shower pan and hydrostatic

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I NI NP D

IV. PLUMBING SYSTEMS

pressure testing of the sewer lines is also not included in this inspection.

C - All drains were operated and there appears to be no functional concerns noted at the time of this inspection.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Source: *Natural gas*

Capacity: *40 Gallon*

Comment:

Unit #1: *Bradford white XC3759907 ??? 40 Gals Attic*

· In normal operation of the water heater and TPRV (Temperature & Pressure Relief Valve), no water should be discharged from the valve. A TPRV that discharges is an indication of an abnormal condition in the system and by discharging, the T&P valve is meeting its designed safety purpose. The causes of discharge can be thermal expansion, excess system pressure low temperature relief, too high a setting on the water heater, or something in the water heater causing excess temperatures in the heater. TPRV's should be tripped / tested annually by the homeowner and inspected every 3 years per manufacturer's instructions by a licensed plumber and replaced if necessary.

· Warning: The discharge from a TPRV can be very hot. It is very important that all T&P valves be installed properly with a discharge line piped downward to an adequate drain to avoid property damage and to minimize possible human contact. Please read and follow the instructions on the warning tag attached to your TPRV. Annual testing of the TPRV on a "tank-style" water heater is a required and necessary step for safety in your home.

· TPRV (Temperature & Relief Valve) was not operated at time of inspection due to age of the Water Heater and the high probability that the valve would not properly reseal. It is typical that such valves have never been operated since the day the water heater was installed per the manufacturer's requirements. As noted above (per the manufacturer's requirements) the homeowner is supposed to test the valve annually and have it reviewed by a local plumber for possible replacement once every three years.

C - There are no safety or functional concerns noted at the time of this inspection.

☐ ☐ ☒ ☐ **D. Hydro-Therapy Equipment**

Comments:

☐ ☐ ☒ ☐ **E. Other:**

Comment:

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V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwasher**

Comments:

Manufacture: *Not Present At Time of Inspection*

Serial Number:

C - The dishwasher was operated in normal mode and is functioning normally.

☒ ☐ ☐ ☐ **B. Food Waste Disposer**

Comments:

Manufacture: *Whirlway*

Serial Number: *9L839*

C - The food waste disposal was operated and is functioning normally.

☐ ☐ ☐ ☐ **C. Range Exhaust Vent**

Comments:

Oven(s) and/or *GE Profile*

Serial Number: *SH909942*

C - The vent filter is located under the microwave.

C - The exhaust fan was operated and functioning normally.

☒ ☐ ☐ ☐ **D. Ranges, Ovens, Cooktops, and Ovens**

Comments:

Manufacture: *Jenn-Air*

Serial Number:

Oven(s) and/or Range:

Manufacture: *Jenn-Air*

Serial Number:

Oven(s) and/or Range:

• Oven temperature test performed with dial set at 350°F per TREC Standards of Practice. Allowable variance in temperature is: $\pm 25^{\circ}$.

C - The oven was operated in a normal mode and is functioning normally.

C - The range was operated and functioning normally.

☒ ☐ ☐ ☐ **E. Microwave Oven**

Comments

Manufacture: *General Electric*

Serial Number: *SH909*

C - The microwave was operated in a normal mode and is functioning normally.

☒ ☐ ☐ ☐ **F Mechanical Exhaust Vents and Bathroom Heaters**

Comments

Bathroom Exhaust Fans and/or Heaters

D - The bath exhaust vents terminate to the attic soffit. Exhaust to the soffit can cause moisture from the vents to be pulled back into the attic. All bath vents should terminate through the roof structure.

C - The bathroom exhaust vents were operated and functioning normally.

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I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **G. Garage Door Operator(s)**

Comments

Description: *Chain operated*

Manufacture: *Craftsman*

D - The vehicle door operator does not properly auto reverse when pressure is applied in the closing cycle and could damage the door, property or a person.
D - The manual vehicle door lock needs to be removed or disabled. Locked doors which are electronically opened can cause damage to the door or the operator.

☒ ☐ ☐ ☐ **H. Dryer Vents**

Comments:

C - The dryer vent appears to properly vent to the exterior.

☐ ☐ ☐ ☐ **L. Other Built-in Appliances**

Comments

I=Inspected

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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler Systems)**

Comments:

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

Manufacture: Rain bird *Total Number of Zones wired:* 3

Zone 1 North Side

Zone 2 North Side

Zone 3 West Side

• An evaluation of coverage of all heads in all zones should be done to maximize landscape coverage and minimize overspray on walls, fences, sidewalks, driveways & streets.

C - All zones were operated in manual mode and appear to be operating normally.

☐ ☐ ☒ ☐ **B. Swimming Pools Spa, Hot Tubs, and Equipment**

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☒ ☐ **D. Private Water Wells**

Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☒ ☐ **F. Other**

Comment:

J. Security Systems

Comments: Not Part of this inspection

K. Fire Protection Equipment

Comments: Not Part of this inspection

Addendum 1

Foundation Inspections

The foundation inspection is based on physical observation. The report includes a visual structural evaluation of the subject property. The inspection includes an investigation of a physical non-destructive observation of the existing foundation condition and its functionality.

The intention of this report is to inform you of the foundations overall general condition. The inspection report should not be viewed as, or assumed to be a warranty of performance or as a guarantee of future operation. The inspection report contains the good faith opinions of the inspector concerning the observable need, if any. The inspection performed is limited to those reasonably accessible items, or parts of items, which can be seen or operated by the inspector at the time of inspection. Moving furniture or any other items, any dismantling of any item or equipment, normal settlement cracks and separations of any sort and inaccessible areas are excluded from this inspection. The scope of this evaluation is limited to structural components, which are readily visible and accessible. This report does not include items that are not readily accessible or visible at the time of this inspection, damages that may exist, such as in between walls, under floor coverings, hidden by furniture, storage items or not visible due to being in a neighbors yard and inaccessible and etc. This report does not predict potential performance after the inspection or damage detected after inaccessible areas are made accessible.

Houston, as many parts of Texas, has experienced significant differential movement or settlement with slabs on grade type foundations. It is common to have minor movement that results in noticeable cracks on interior and exterior walls that does not necessary indicate evidence of major foundation deformities or excessive settlement distress conditions. There may be evidence of moderate foundation settlement and associated structural movement such as visible cracks, drywall cracks, sticking or dragging doors or windows, and etc. present, this in itself is not indicative of foundation repairs. All foundations have some degree of deflections and/or variances of the elevation visible corner cracks, which are acceptable and considered normal.

Foundation evaluations are only opinions and will vary from Inspector to Inspector and Engineer to Engineer and visa versa. As of the writing of this addendum, the author is not aware of any building or engineering standards for foundation evaluations.

When the Inspector suspects that additional foundation evaluations are necessary or repairs are recommended, the report will reflect that the foundation is in need of repairs. We trust that these additional comments will provide you with a better understanding of foundation and foundation evaluations.

Addendum 2

Notice

Please read the following notices in their entirety, as they will provide you with additional information concerning your inspection report and are a part of your inspection report.

Foundations: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a Structural Engineer. The Client should have a Structural Engineer give an evaluation if any concerns exist about the possibility of future movement of the foundation.

Soils: Highly plasticity clay soils, as are typically found in this region, exhibit a great deal of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slabs on grade homes and pier and beam homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, interior drywalls and floor tiles.

Roofs: The inspection of this roof may show it to be functioning as intended or in need of repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof. Life expectancy of the roof material is not covered by this property inspection report. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. Roofs are not typically walked upon due to the steepness, heights and there being only a single inspector present. Should the ladder fall or decking have decayed or damaged areas the inspector could step or fall through and be severely injured. If concerns exist about the roof covering, its life expectancy or potential for future problems, a roofing specialist should be consulted prior to your closing on the property.

Windows: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. Only readily accessible and random windows are checked. Some seal damages may not be reported as a deficiency. If seal damages were noted, we recommend a qualified specialist check "ALL" windows for lost or damaged seals, prior to closing.

Doors: Doors may stick or drag at times when not observed as such during your inspections. The temperature and humidity levels can and will cause this type of events to occur and should be considered normal. Small moisture intrusions and rust can develop quickly on exterior door units and may not be called as a deficiency on the inspection reports. These are regular maintenance issues which should be maintained on a regular basis to prevent additional damages from developing.

Addendum 2 Continued

Notice

Exterior Cladding: Not all decay or damaged sections of exterior wall cladding will be reported. Only a sampling is reported or photographed because it is normal to find additional areas needing repairs when work is started. When aluminum or vinyl type siding is installed, the Inspector can't see behind this material and it can't be determined during our non-invasive inspections as to what damages, if any, may have been covered over and are hidden from the Inspectors view.

Fireplace and Chimney: Fire blockage, chases, chimney caps and chimney claddings are not readily visible or accessible and therefore are not reported on. Draft, proper combustion, smoke, leakages, cleanliness, fire worthiness, etc., are not part of this inspection and excluded from this report. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and chimney.

AC's: The indoor air conditioner evaporator coils were not physically observed. The coils are located with the cabinet interior and/or plenum that would require specialized tools to disassemble and reassemble. If the Inspector were to remove the duct materials and/or cut into the plenum under these conditions, the HVAC warranty could be voided. AC systems are not operated when the outdoor temperature is less than 60 F degrees. Temperature differential is a fundamental standard test for the proper function of the cooling system. The normal range it considered to between 15 F – 20 F degrees of total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoors temperature or restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of equipment malfunctions. If any concerns exist about the physical condition of the indoor coils, a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Furnaces: Per the T.R.E.C. standards of practice, Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of this limited visual inspection. Electrical heat strips are excluded form this report. Heaters are not operated when the outside temperature is 90 F degrees or greater. If any concerns exist about the physical condition of the furnace(s), a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Water Heaters: The temperature and pressure relief (TPRV) valve on the water heater(s) was not activated due to the possibility that it may not reseal and may continue to leak. We recommend that you test this device periodically or replace it according to the manufacturer's specifications.

Pools / Spas: Equipment is operated in the manual settings only and only above finish grade (above ground) visible and accessible deficiencies in the pool's pump(s), heater (excluding heat exchangers), filter, electrical, blower and visible plumbing connections are inspected. The Inspector will report on visible deficiencies in the pools surrounding decking, coping and tile. The Inspector will make no evaluation on pool/spa structural bodies and underground piping, plumbing or electrical systems.

When Things Go Wrong...

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your inspection. Please review the following information that may be helpful in understanding concerns that you may have.

In the State of Texas, Real Estate Inspectors are licensed and governed by the Texas Real Estate Commission. The State has a Standard of Practice and a promulgated inspection report form, which all Inspectors are required by law to follow. A copy of this may be obtained from the State's web site at www.trec.state.tx.us.

Intermittent Or Concealed Problems...

Some problems can only be discovered by living in the house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved, finishes are removed or walls are opened up.

No Clues...

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the existing performance of the house on the day of the inspection only. If there were no clues of a past problem and the sellers did not disclose information concerning issues that they were aware of, it is unfair to assume the Inspector should have seen the problems or foresee a future problem.

Some Minor Things Can Usually Be Missed

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's purchase decisions.

Contractors' Advice

The main source of dissatisfaction with Home Inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when the plumber says, "The Inspector should have told you where the leak was coming from". Tradesman, Contractors, Builders and various Service Personnel are unaware of what a State Licensed Real Estate Inspector is required, by the State of Texas Laws and Regulations, to inspect during a real estate transaction and how Inspectors are required to inspect items. Therefore, differences of opinion between the various contractors involved can cause confusion.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on

the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback.

Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etcetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We're Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise and etcetera.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

A home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy, a warranty or a guarantee. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Summary Statement

Inspections are never intended to cause issues between sellers and buyers. The Inspector's position is never intended to "blow a deal" or to pick a property apart. However, the potential Clients or Homeowners do hire us to inform them of the existing conditions of the property. Unfortunately, Inspector's are caught in the middle between the Sellers or their Realtor, the Buyers or their Realtor and any repair contractor that presents a difference of opinion. The inspection report may list items as in need of repair. However, it should be understood by all parties reading the inspection report, that the inspection does not require the Sellers or Owners to make any of the suggested repairs and is not intended to force anyone to correct the items listed as in need of repair. The purpose of this inspection and report is to inform the Clients of the property's condition on the day of the inspections and is based on the Inspectors' opinion.

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.
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I. STRUCTURAL

A. FOUNDATION :

D - There are corner pops noted on the foundation. Corner pops are common on slab foundations and are not considered to be a major concern.

C - At this time the foundation appears to be providing adequate support for this dwelling based on a limited visual observation. I did not observe any evidence that would indicate the presence of significant deflections in the foundation. There were no notable functional problems resulting from foundation movement..

B. GRADING and DRAINAGE:

C - All areas surrounding the home appear to have positive drainage.

C. ROOF COVERING MATERIALS:

C - This home has a second story roof that is not accessible. The roof was inspected with the best of my ability from the ground level. If you feel further investigation is needed contact a licensed roofing contractor.

D. ROOF STRUCTURE and ATTIC:

D - The pull-down attic stairway was not properly attached to the rough framing with 16d nails or 1/4" x 3" lag screws per manufacturer's recommendations. (4 each side 3 each end) This will void the manufacturer's warranty. This is a safety hazard.

D - There is an inadequate platform in front of water heater, HVAC system. This makes inspection, maintenance, and repair difficult and hazardous. A minimum of 30 inch of service platform is required along the entire front side of unit(s).

E. WALLS (E X T E R I O R):

D - There were vertical cracks noted in the brick veneer. This type of crack is associated with lateral expansion and contraction due to extreme heat. Although this looks serious it does not indicate foundation movement. Recommend that a qualified contractor evaluate and repair as necessary.

D - Caulk and seal all gaps, cracks, and openings. There are various areas around the house that need sealing to prevent water and insect intrusion.

E. WALLS (I N T E R I O R):

D - There is evidence of past repair noted at various locations on the interior walls.

F. CEILING:

D - There were minor cracks noted on the master bedroom ceiling. These are minor and not considered to be serious.

F. FLOORS:

C - At the time of this inspection there are no noted concerns regarding the floors.

G. DOORS (I N T E R I O R):

C - All doors were operated and functioning as intended.

G. DOORS (E X T E R I O R):

D - The weather stripping on the exterior door next to the kitchen needs repair / adjustments. Weather stripping that does not seal can lead to moisture intrusion, a lack of energy efficiency and provides access for insect intrusion.

D - The exterior doors leading to the back yard have keyed dead bolt locks which will not permit safe egress in the event of an emergency.

D - There are no self closing hinges on the door from the dwelling to the garage. Recommend that self closing hinges be installed to prevent gasoline fumes and draft from entering the home.

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.
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H. WINDOWS:

C - All accessible windows were operated and functioning.

I. STAIRS INTERIOR and EXTERIOR:

C - There is no safety or functional concerns noted at the time of this inspection.

J. FIREPLACE and CHIMNEYS:

C - The gas fire place was not ignited.

K. PORCH, BALCONIES, DECKS, AND CARPORTS:

C - There are no safety or functional concerns noted at the time of this inspection.

L. OTHER SYSTEMS:

II. ELECTRICAL

A. SERVICE ENTRANCE and PANELS:

D - Numerous branch circuit conductors are improperly entering the main electrical panel through a single large knockout located at the top of the panel box. Under current electrical standards, branch circuit conductors shall be evenly distributed and secured through the provided knockout holes. This does not comply with current fire regulations.

D - No antioxidant mastic was visible on the aluminum service entrance conductors in the main panel. Antioxidant mastic helps reduce corrosion of aluminum wiring.

D - Any white (neutral) wires used as hot wires should have black tape or coloring on them to indicate to service personnel that they are used as hot wires and not neutrals. Unidentified hot wires are a shock hazard.

D - There are no AFCI's present. AFCI's (Arc Fault Circuit Interrupter Devices) are now required in family / living rooms, dining rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. These are required to protect the property from a fire caused by sparks. These were first required in 1999 for bedrooms and then for the rooms listed above beginning in September 2008."

B. BRANCH CIRCUITS, CONNECTION DEVICE, and FIXTURES:

C - All accessible receptacles were tested and functioning.

D - All exterior receptacles require weather proof covers.

D - There are no GFCI (Ground Fault Circuit Interrupter) receptacles. GFCI's are required at all receptacles on the exterior, the garage, wet bars, kitchens and bathrooms to prevent shock in areas where moisture is possible.

III. HEATING, VENTILATION, AIR CONDITING SYSTEMS

A. EQUIPMENT / HEATING DESCRIPTION:

C - There is no safety or function concerns noted at the time of this inspection.

B. VENTS / FLUE:

C - There are no safety or functional concerns noted at the time of this inspection.

B. COOLING EQUIPMENT / DRAIN LINES:

D - The differential temperature (Delta T) indicates a possible problem with the Cooling System. The Delta T should be

Report Comments

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between 15 and 20 degrees. This unit is not registering temperatures in this range. Recommend contacting a licensed HVAC technician for further evaluation.

B. COOLING EQUIPMENT / DRAIN PAN:

D - The secondary condensate pan for the A/C unit in the attic is rusty.

B. HEATING / COOLING ELECTRICAL:

D - The electrical wiring to the furnace is improperly attached. The wire entering the furnace should be protected to prevent damage to the wire. A damaged wire may cause an electrical shock.

C. DUCTS SYSTEMS, CHASES and VENTS

C - There are no safety or functional concerns noted at the time of this inspection.

C. DUCTS SYSTEMS, CHASE, VENTS, and FILTERS

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance.

C. DUCTS SYSTEMS, CHASE, VENTS, and AIR RETURN

C - There are no safety or functional concerns noted at the time of this inspection.

IV. PLUMBING SYSTEMS

A. DESCRIPTION and SUPPLY LINE

C - There are no functional concerns noted at the time of this inspection.

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS and FIXTURES

A. WATER FIXTURES, KITCHEN SINK:

C - There are no functional concerns noted at the time of this inspection.

A. WATER FIXTURES, BATHROOM SINK:

D - The drainstop in the upstairs bathroom sink is inoperable.

A. WATER FIXTURES, BATHROOM SHOWER

C - There are no functional concerns noted at the time of this inspection.

A. WATER FIXTURES, BATHTUB:

D - The tub in the up stairs bathroom drains slowly.

A. BATHROOM EXHAUST VENTS and HEATERS:

D - The bath exhaust vents terminate to the attic soffit. Exhaust to the soffit can cause moisture from the vents to be pulled back into the attic. All bath vents should terminate through the roof structure.

C - The bathroom exhaust vents were operated and functioning normally.

Report Comments

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A. WATER FIXTURES, BATHROOM TOILETS:

D - The toilet in the upstairs bathroom is loose at the floor which can result in damage to the wax seal and possible leakage.

B. DRAINS, WASTE, VENTS

C - All drains were operated and there appears to be no functional concerns noted at the time of this inspection.

C. WATER HEATING EQUIPMENT:

C - There are no safety or functional concerns noted at the time of this inspection.

D. HYDROTHERAPY EQUIPMENT:

E. OTHER SYSTEMS

V. APPLIANCE

A. DISHWASHER:

C - The dishwasher was operated in normal mode and is functioning normally.

B. FOOD WASTE / DISPOSER:

C - The food waste disposal was operated and is functioning normally.

C. RANGE HOOD and EXHAUST SYSTEMS

C - The vent filter is located under the microwave.

C - The exhaust fan was operated and functioning normally.

D. RANGE, OVENS, and COOK-TOP:

C - The oven was operated in a normal mode and is functioning normally.

C - The range was operated and functioning normally.

E. MICROWAVE

C - The microwave was operated in a normal mode and is functioning normally.

F. MECHANICAL EXHAUST VENTS and BATHROOM HEATERS:

D - The bath exhaust vents terminate to the attic soffit. Exhaust to the soffit can cause moisture from the vents to be pulled back into the attic. All bath vents should terminate through the roof structure.

C - The bathroom exhaust vents were operated and functioning normally.

G. GARAGE DOOR OPENER:

D - The vehicle door operator does not properly auto reverse when pressure is applied in the closing cycle and could damage the door, property or a person.

D - The manual vehicle door lock needs to be removed or disabled. Locked doors which are electronically opened can

Report Comments

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cause damage to the door or the operator.

H. DRYER EXHAUST SYSTEMS:

C - The dryer vent appears to properly vent to the exterior.

I. OTHER SYSTEMS:

DOOR BELL and CHIMES:

C - The door bell was operated and is functioning normally.

VI. OPTIONAL

A. SPRINKLER SYSTEM

C - All zones were operated in manual mode and appear to be operating normally.

B. SWIMMING POOL EQUIPMENT, and HEATER:

C. OUTBUILDINGS:

D. PRIVATE WATER WELLS :

E. PRIVATE SEWAGE DISPOSAL (Septic) SYSTEMS

F. OTHER SYSTEMS: