

HouseEXAM

Inspection and Consulting

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Sunday, January 27, 2019



Report is prepared for the exclusive use of:

Alfred E Newman

Inspection address:

13579 Grumbling Lane

Fort Worth, TX, 76001

Report ID: 20190127-02

Don't just ask for a home inspection ... Ask for a House Exam

PROPERTY INSPECTION REPORT

Prepared For: Alfred E Newman
(Name of Client)

Concerning: 13579 Grumbling Lane, Fort Worth, TX 76001
(Address or Other Identification of Inspected Property)

By: M Victor Sedinger, Lic #7195 01/27/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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

Extent of Report: Please note that additional forms and pages which follow the standard Property Condition Report in the back of this document are also to be considered a part of the entire Report. Those forms and pages include, but are not necessarily limited to: a License Regulatory Statement, a Summary of findings, the Inspection Service Agreement, Appendix B ("Foundation Information"), and an Invoice.

This report cannot and does not represent the operation or condition of any items after the date and time of this inspection. This report does not warrant or guarantee that all defects have been found or identified; nor does this report entitle the cost of any repair to be at the expense of House Exam Inspection and Consulting (hereinafter referred to as "the company").

For directional references, the Inspector assumes that the front of the house faces: **East**

Present at Inspection: Buyer, and a Friend,

Building Status: Vacant

Weather Conditions: Fair and Hot

Approximate Temperature: 80-90 ° F.

Utilities Status: Were all utilities ON when inspection began? Yes

If not, describe condition(s): Not applicable

Formatting comment: Within the body of the Inspection Report and in the Summary, the bullet symbol (●) denotes issues and observations for which the "Deficiency" box was checked in the respective sections within the Report.

General Information: This property has been vacant for some time. A limited, visual inspection may not reflect the full-range of operational efficiency of the mechanical, electrical and plumbing systems. Client should gather as much information about a warranty policy and the extent of its coverage of these major systems.

Wood Destroying Insect Inspection Information: Inspector is a licensed **Pest Control Applicator, TPCL 0598337**, who performed a Wood Destroying Insect Inspection on this property simultaneous with the home inspection.

I=Inspected

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): See description and Inspector's opinion on performance below

Comments:

Type of Foundation(s): Pier & Beam with crawlspace

Description of supporting piers: Concrete

Viewed From: Interior of Crawl Space

Crawl Space Accessibility: Fully accessible (physically and visually)

Inspector's Opinion on Foundation Performance: In the Inspector's opinion, the foundation appears to be performing as designed and fulfilling its intended purpose of providing support and stability to the structure. However, there are some indications of previous foundation shift or movement. Those indicators are:

- Floors slope and/or are notably out of level, or uneven. See "Floors" section for specific information.
- Door(s) rub, stick and/or do not close due to foundation movement. See "Doors" section for specific information.
- Several cracks appear at the foundation stem wall. See "Foundations" section below.
- Crawlspace - Observed crack(s) in the foundation stem wall (from inside the crawlspace) at three or more locations. These appear to coincide with cracks observed on the exterior of the stem wall around the perimeter. Client should monitor these locations over time and contact a qualified foundation repair specialist for evaluation if cracks worsen, or if additional signs of foundation movement develop.



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- Crawlspace - It appears that additional concrete has been added to the top of the piers in a majority of locations. Shimming of piers, in this condition would only exacerbate the problem of high spots in the floors. **Any evaluation or subsequent repairs, related to foundation adjustment or repair should be referred to, and performed by a qualified foundation repair specialist.**
- Crawlspace - Remove all wood debris from crawlspace. This condition is conducive to termite and rodent infestation. Also any construction materials or other trash should be removed. (Handyman service would be adequate).



Monitor Condition: Dampness in Crawlspace: Observed damp area(s) in crawlspace, especially at west (higher elevation) end. Client should monitor this condition over time, and contact a qualified foundation specialist for evaluation if condition worsens/continues, or if water stands in any area for more than 24 hours following a rain.



FYI: Soils in North Texas Highly plastic clay soils, typically found in the North Texas area, expand and contract with varying rain amounts and watering patterns. With this alternating expansion and contraction of the soils, residences and other structures will predictably experience some degree of foundation distress. Appendix B - "Foundation Maintenance", has been provided with this report, to help you further understand the unique issues presented by our north Texas soils, and to help you manage possible foundation issues.

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B. Grading and Drainage

Comments:

- Gutters leak at the splice joints in two or more locations. This causes erosion at the soil, but also premature corrosion at the gutter equipment. Any evaluation or subsequent repairs should be performed by a qualified handyman type service.



FYI: Sub-surface Drainage Present: A sub-surface drainage system is present on the property. Testing of the system is beyond the scope of this inspection. However, the owner should examine it for clear access, and keep grass and debris from blocking the collection grids or termination points.



FYI: Water/Rain Management: Gutters and downspouts, efficiently diverting water away from the house, is one of the most important factors in preserving the integrity and extending the life of the foundation. Client should monitor site drainage conditions over time, especially during rainy weather, and have improvements made, as needed, by a qualified foundation repair or landscaping professional, if drainage anomalies develop.

Poor drainage can cause foundation movement, water intrusion to the interior of the structure, or be a contributing factor to infestation by wood destroying insects and organisms. Questions regarding these issues may be addressed to the Inspector or the inspection company performing this inspection. See cover sheets or Invoice sheet for contact information.

Under today's building standards, the grade away laterally from the foundation walls should fall a minimum of six inches (6") within the first ten feet (10'). If adding soil to the perimeter in order to create a positive drainage slope, remember to keep the soil level at least four inches (4") BELOW the foundation's visible upper edge. In addition, only topsoil should be added around the perimeter. **Porous, sandy soils should not be used as fill materials.**

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingle - Three tab type

Viewed From: Walked on roof

Comments:

Based on the issues described in this section of the report, Inspector recommends that a qualified roofing specialist evaluate roof covering and/or roof flashing details, prior to the close of the option period **or any other applicable time restraints.**

- Observed possible hail damage visible on shingle surfaces at south slope. A qualified roofing specialist should evaluate. Recommend Client ask Seller for history of repairs, insurance claims and/or insurance payments.



- Nail head visible at south slope near the ridge. Recommend proper repair by a qualified roofing specialist.



Monitor Condition: Sloughing of the granules underfoot was observed in all locations. In addition, loss of granules is apparent on large portions of the roof surfaces. This is generally an early sign of wear/aging. Client should monitor the condition of the roof covering over time and call a qualified roofing specialist for future evaluation and repair as needed.

FYI: Roof Life and Insurance: This inspection does not evaluate the roof for life expectancy or insurability. If any concern exists about the future performance of the roof, a roofing specialist should be consulted. If any concern exists about the insurability of the roof covering or components, the client's insurance agent should be consulted early in the option period. The inspector cannot and does not offer an opinion or warranty on whether or not the roof has leaked

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in the past, has current leaks, or may be subject to future leaks.

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D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 4" to 6"

Comments:

Insulation Type: Loose-filled and Batt/Blanket (fiberglass)

Description of Roof Structure: Rafter Assembly

- Floor decking in the attic appears to be of inadequate thickness or building material for adequate support of foot traffic. Also, ends and edges are not properly secured in some locations. Care should be used when walking in attic.



- Observed exposed wiring cables/splices in the attic. (photos below) All electrical connections of this type are required to be enclosed inside an accessible junction box, with a cover plate. A licensed electrician should perform any such repairs.



- Scuttle entry to attic is smaller than required minimum size of 22" x 30". Access may need to be enlarged when time comes to replace existing HVAC equipment.
- Splices in the purlins along the roof decking in the attic are not supported by bracing. Roof support is performing adequately at time of inspection. Client should monitor these conditions over time and contact a qualified framing carpenter if condition worsens or additional signs of deterioration develop..

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FYI: Evidence previous water intrusion inside attic: Though water stains appear to have occurred during a time prior to the current roof covering, Inspector is required, by the Standards of Practice, to report evidence of water intrusion. Photos below are representative of several locations in the roof decking, where water had previously leaked.



DISCLAIMER: Limited Physical Access: Could not access all of the areas of the attic due to one or more of the following reasons: unsafe decking, heating and cooling equipment, duct work, storage items, and/or due to lack of decking on the ceiling joists.

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E. Walls (Interior and Exterior)

Comments:

Interior (General description: Textured and painted drywall, with wood trim)

- Diagonal cracks observed at two or more locations inside the house, above doors and windows. This is often an indication of structural movement. See details and recommendation(s) for further evaluation in "Foundations" section.

Exterior (General description: wood siding and trim)

- Wood trim and/or siding is water damaged and deteriorating at several locations, including, but not limited to: south side lower wall, header above porch steps, etc. . Recommend repair/replacement and re-painting to prevent further damage.

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F. Ceilings and Floors

Comments:

Ceilings

- Observed a sag in the ceiling drywall surface at the living room. No readily available explanation could be determined. It is possible that the 2x6 joists in the attic are inadequate for the span length across this room. Any evaluation or subsequent repairs should be performed by a qualified general contractor.

Floors

- Uneven, sloping floors observed at several locations, including, but not limited to: living room, kitchen, and laundry room, etc. High spots in a few locations indicate need for leveling of piers and sub-floor framing members. See recommendations for further evaluation in "Foundations" section.

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G. Doors (Interior and Exterior)

Comments:

Interior

- Door rubs floor between back bedroom and laundry room. See Floors section for notations on high spots in floors.
- Door did not latch properly at front bedroom. Repairs can be performed by a handyman or qualified trim carpenter.

Exterior

- Wood slab at rear entry door has rotted. Weatherstripping sweep at bottom has fallen out. Door should be replaced by a qualified trim carpenter.

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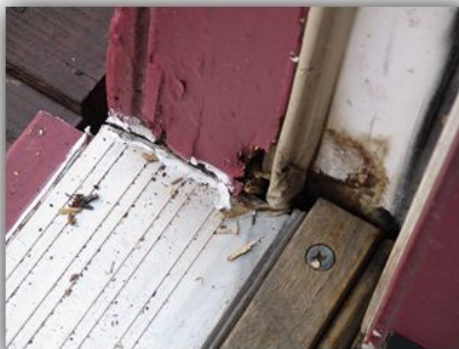
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- Wood trim is water damaged or rotted and deteriorating at the abandoned rear entry door. Recommend replacing all damaged portions, re-painting and re-sealing trim to prevent further deterioration.



- Rear entry door wood trim is water damaged and deteriorating. Recommend replacing any damaged portions, re-painting and re-sealing trim to prevent further deterioration.



- The pet door in the west exterior entry door constitutes a potential security risk. Recommend replacement of door or permanently sealing the breach.

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H. Windows

Comments:

- Plastic glazing bead cracked and damaged windows in the back bedroom and front-facing window in living room.. This damage is consistent with the damage caused by a hail. Recommend asking Seller for more information.



- Screen(s) torn or otherwise damaged at two or more locations.
- Wood window sills are water damaged and deteriorating in three or more locations.

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I. Stairways (Interior and Exterior)

Comments:

N/A (not applicable)

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J. Fireplaces and Chimneys

Comments:

N/A (not applicable)

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K. Porches, Balconies, Decks, and Carports

Comments:

- Guardrail at front porch is loose and should be secured properly.
- A guardrail could be added to the rear deck to provide an extra measure of protection.
- Portions of the deck framing at the back porch are lying in direct contact with soil. This is a condition considered conducive to wood destroying insect infestation. Inspector is a licensed pest control applicator or technician.



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L. Other

Comments:

N/A (not applicable)

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Delivery & Capacity of Service: Service delivery provided: Overhead
Service entry located: West side of house
Main panel located: West side of house
Capacity (if able to confirm): Rating Not Determined, 120/240 volt;
Panel manufactured by: General Electric
Grounding method(s): Cold Water Ground (photo below)



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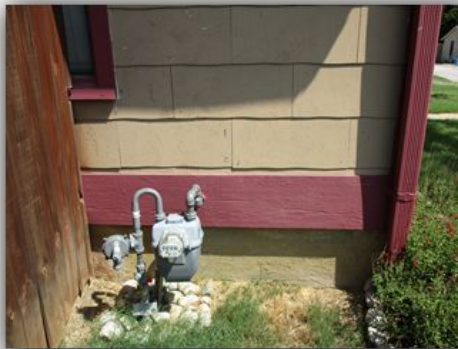
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Type of Wiring observed in panel(s): Copper at general service branch circuits (wall outlets and light switches).

- Inspector was unable to locate or identify any provisions for bonding the metal gas piping to the electrical grounding system. Due to the specialized nature of this deficiency, Inspector recommends further evaluation by a licensed electrician, and repair as needed. (FYI: Texas Real Estate Commission requires "lack of bonding on gas piping,..." to be reported as Deficient. See page 2 of this report: "TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES").



- Rodent and gecko feces in panel. Recommend sealing all open panel entry points..
- Labeling at the breakers for individual circuits inside the main electrical panel is incomplete and unreadable.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper at general service branch circuits (wall outlets and light switches).

Comments:

- Ground fault circuit interrupter protection (GFCI) is missing, or not functioning correctly, at east end of kitchen island. Any such repairs should be performed by a licensed electrician. See page 2 of this report: "TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES"
- Receptacle at jack and jill bathroom indicates "Hot/Neutral reverse" reading on tester. Recommend evaluation by a licensed electrician and repair as needed.
- "Open Ground" reading observed (using electrical tester) at receptacle under main electrical

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panel, rear exterior.

- Smoke detector is loose at the ceiling in front bedroom.
- Cover plate missing at receptacle above microwave.



FYI: Smoke Detector Recommended Placement: In most municipalities, smoke detectors are required to be installed in the house. According to current nationally recognized fire safety standards, detectors/sensors should be installed in the following locations:

1. In each sleeping room
2. In hallways serving those sleeping rooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central - Forced Air

Energy Sources: Conventional Heat strip, Electric

Comments:

Furnace is a Trane brand, 2011 model. Model # 4TEC3F36B1000. S/N 111557421V

- Inadequate footing area for decking in front of and leading to the HVAC equipment in the attic.

DEPARTURE: Standards of Practice for Texas real estate inspectors prohibit the operational testing of furnaces when the outside temperature is at or near 80°F at the time of the inspection. Issues observed during the visual inspection of the system and components (if any) will be listed below.

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B. Cooling Equipment

Type of Systems: Central - Air Conditioner
Comments:

Routine Maintenance: Cooling equipment appears to be performing in a satisfactory manner at time of inspection. The following deficiencies should be addressed at the next seasonal servicing call, by a licensed HVAC technician.

- Primary condensate drain line has a negative drain angle in the line inside the crawlspace. Re-routing of this line will allow proper drainage, and minimize clogging.
- Inadequate footing area for decking in front of and leading to the HVAC equipment in the attic.
- Insulation is dislodged and/or missing at portions of the refrigerant line inside the crawlspace.



There is one air conditioning system present:
Condenser is made by American Standard, 2011 model, 3 ton
Evaporator (indoor component) made by same manufacturer? Yes
Actual temperatures measured at supply and return air grilles in the house
Supply Air Temp: 64° Return Air Temp: 80° Differential: 16°
The temperature differential is within the range of 15°-21°.

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General Recommendations: Any issues observed in the cooling system operation or equipment during the time of the inspection will be noted in this section as "Deficient." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment. Also, annual and ongoing servicing by a professional technician is recommended for all components in the HVAC systems. Most HVAC companies have annual or semi-annual contracts available.

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Comments:
No defects observed regarding air distribution, filtration or related components.

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FYI: Duct material in use: Insulated flex duct

FYI: Filter location: Ceiling return grilles

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front curb

Location of main water supply valve: None identifiable at time of inspection

Static water pressure reading: 60-65 psi

Comments:

Plumbing materials: Copper

- Faucet base is loose at kitchen sink.
- The exterior hose bibs do not have a back flow prevention valve installed.



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B. Drains, Wastes, and Vents

Comments:

Drain materials: PVC, and, Cast iron

FYI: Cast Iron Pipe Remaining: Some of the sewer/drain piping has been replaced with PVC. However, inspectors observed exposed cast iron sewer/drain line at the south exterior. It appears that portions of the drain lines in the house are still cast iron pipe (in this case, the kitchen drain line). A rubber cap is present in a pit (photo below) at this location to serve as a cleanout.

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- Cast iron drain lines are present at the property. Drains at the property performed in a satisfactory manner at time of inspection. Due to the latent defects sometimes experienced with this material, client may want a licensed plumber to evaluate the entire drain system and its components, and advise and repair as needed. "Scoping" the drain lines using a closed circuit camera is also sometimes advisable.



- Rooftop drain vent pipe above the kitchen appears to be shorter than minimum height requirement above the roof surface. Efficient drain performance requires proper roof pitch-to-vent height ratio. Client should monitor for slow or noisy drains at the fixture(s) in this bathroom, or contact a licensed plumber if drain problems develop.



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C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 gallons

Comments:

Brand: General Electric brand, in Kitchen closet **Model year:** 2006

- Water heater is installed in a location (adjacent to a bedroom) that could potentially leak to the interior, but there is no safety pan or drain line to the exterior. Texas Real Estate Commission Standards of Practice (535.229.k.9) requires that this condition be reported as a "Deficiency."
- Brass flex connector tubing is no longer approved material for supply line with natural gas. Natural gas reacts with copper and/or brass alloys over time, and leaks can develop. Evaluation and repairs should be performed by a licensed plumber.



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D. Hydro-Massage Therapy Equipment

Comments:

N/A (not applicable)

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E. Gas Distribution Materials & Systems

Comments:

Gas Related Observations and Deficiencies

- Inspector was unable to locate or identify any provisions for bonding the metal gas piping to the electrical grounding system. Due to the specialized nature of this deficiency, Inspector recommends further evaluation by a licensed electrician, and repair as needed. (FYI: Texas Real Estate Commission requires "lack of bonding on gas piping,..." to be reported as Deficient. See page 2 of this report: "TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES").

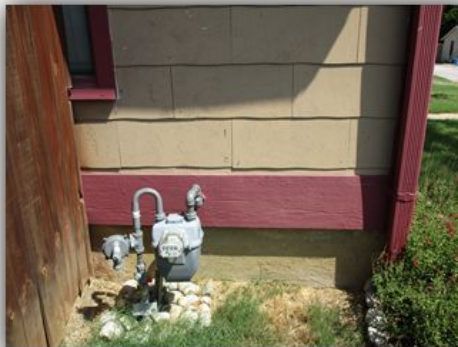
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Gas distribution piping materials: Rigid black pipe

Gas meter (shut-off valve) location: South

Was any electrical bonding provision observed at the gas piping? NO

DISCLAIMER: The condition of gas lines, especially buried gas lines, is beyond the scope of this inspection. Any comment about such systems is gratuitous and partial in context. If the gas line is more than 30 years old, it is recommended that you have an appropriate expert inspect the system prior to closing.

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F. Other

Comments:

N/A (not applicable)

V. APPLIANCES

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A. Dishwashers

Comments:

Dishwasher is present and operates in normal mode.

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B. Food Waste Disposers

Comments:

- Appliance cord at disposer is not secured properly to the unit.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

Range exhaust vent is present and operates in normal mode.

General Information: The range vent and light are present and operate in normal mode. Range hood is an integral part of the microwave mounted above the cooktop. Exhaust fan uses a re-circulating type filter. This filter should be cleaned or replaced periodically according to manufacturer's instructions. If owner's manual has been misplaced, most manufacturers provide downloadable manuals online at their websites. USE NO CHEMICALS TO CLEAN.

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:

- There is no anti-tip device present. TREC Standards of Practice section 535.229 states to report as "Deficient" the absence of an anti-tip device.

Energy Source: Cooktop: Gas

Oven: Gas Oven reached 350-355° when set to 350°

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

Microwave is present and operates in normal mode.

☒ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Common building standards require either an operable window or exhaust fan for bathroom ventilation. The bathroom has neither.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

G. Garage Door Operators

Comments:

N/A (not applicable)

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

No defects noted or observed related to installation or function dryer vent.

☐ ☒ ☒ ☐

I. Other

Comments:

N/A (not applicable)