

HouseEXAM

Inspection and Consulting

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Sunday, January 27, 2019



Report is prepared for the exclusive use of:

Wayne Wayne Wayne

Inspection address:

123 One Hundred Twenty-third Street

Fort Worth, TX, 76001

Report ID: Slab on Grade Sample

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

PROPERTY INSPECTION REPORT

Prepared For: Wayne Wayne Wayne
(Name of Client)

Concerning: 123 One Hundred Twenty-third Street, 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: Buyers

Building Status: Occupied

Weather Conditions: Fair and Hot

Approximate Temperature: 90-100 ° 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 is currently occupied. Personal property in the house limits access to equipment and may block access to the electrical outlets and cover large areas of the floor, walls, and ceiling. Efforts are made to inspect as much as possible.

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.

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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): Slab on grade

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. The interior and exterior stress indicators showed little signs of adverse performance, and inspector perceived the interior floors to exhibit relatively smooth and even conditions, after walking the ground level floors.

No defects observed regarding foundation, structural support system or related components.

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:

- Front approach walk is buckled near the front porch. It appears that tree roots are the cause, but the condition is causing a trip hazard and should be evaluated by a qualified paving contractor.



- The rain gutter downspouts are terminating directly onto soil at the foundation at two or more locations. Downspout discharge should be extended away from the foundation, or diverter blocks should be added.
- Missing/damaged sprinkler control valve cover at east yard should be replaced, due to the trip hazard it presents.

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FYI: Monitor drainage conditions on north end: The structure has been built downhill from street level on the northeast corner of the lot. While a visual assessment at the time of the inspection showed no obvious effects of flooding or water damage, extra caution should be taken to prevent any possible water intrusion to the structure. For example, do not construct or assemble flowerbed borders that will cause a damming effect and hold water next to the structure. Positive drainage slopes and angles should always be maintained. And remedial measures should be sought for any areas where water ponds for more than 24 hours around the immediate perimeter.



FYI: Sub-surface Drainage Present: A sub-surface drainage system is present on the the east side. Termination point of the sub-surface lines was not located.. 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

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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 - Laminate type

Viewed From: Walked on roof

Comments:

- Roof drain vent boots are deteriorated and letting water into the attic spaces at several locations.



- Shingle tab missing/broken at northeast hip ridge.



- There are tree limbs and/or shrubs in direct contact with the roof at west slope. All trees should be trimmed back 3 to 5 feet from the structure. When trees are close to the house, their limbs should never touch the building, or serious damage can result.

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: Less than 6"

Comments:

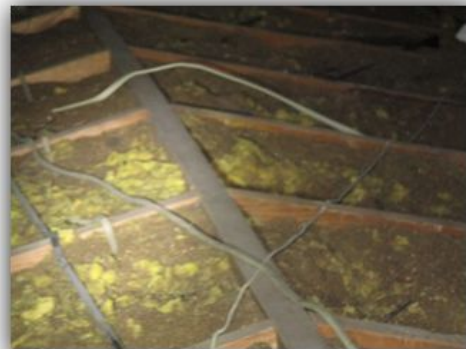
Insulation Type: Type of insulation was not familiar to the inspector.

Description of Roof Structure: Rafter Assembly

- Daylight observed inside the attic below locations where drain vent boots are damaged, or deteriorated. Any evaluation or subsequent repairs should be performed by a qualified roofing specialist.



- Insulation missing at one or more locations inside the attic.
- Depth of insulation in the attic appears inadequate to significantly restrict heat loss.
- Some items stored in the garage attic are heavier than advisable for storage in the space. Inspector is concerned that the stress cracks in the garage ceiling were caused by improper framing and blocking when the attic fan, attic ladder, and attic decking were installed.



- 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.

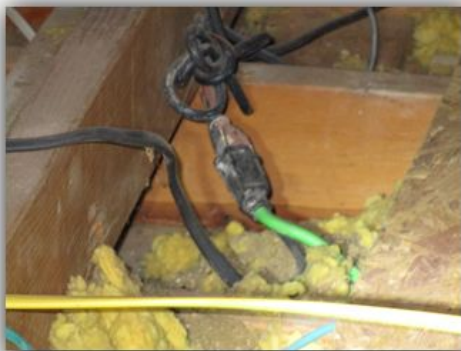
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DISCLAIMER: Limited Physical Access: Could not access all of the areas of the attic due to one or more of the following reasons: heating and cooling equipment, duct work, storage items, and/or due to lack of decking on the ceiling joists.

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E. Walls (Interior and Exterior)

Comments:

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

- Unfinished wall repair observed at the wall in the lower wall right of north water heater.



DEPARTURE: Inspector was unable to visually inspect portions of the walls at the due to storage and personal items blocking those surfaces. If concern exists beyond what is reported regarding the condition of these walls, Inspector can return to inspect when the house is vacant.

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Exterior (General description: brick veneer, with wood siding and trim)

- Observed vegetation/foliage in direct contact with the exterior of the structure. All plants and shrubs should be trimmed 3 to 5 inches away from the structure, to minimize wood rot and potential insect damage in siding and trim.



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F. Ceilings and Floors

Comments:

Ceilings

- Attic fan at garage ceiling presents a potential breach of the firewall between the garage and the attic. Recommend repair or replacement of the drywall barrier at this location.

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- Stress cracks in the garage ceiling appear to have been caused by improper framing of the attic ladder and attic fan installation. Decking in the attic above the garage prevents visual inspection of the ceiling joists. When attic is empty the decking should be taken up to view the condition of the framing underneath.



Floors

No defects observed regarding floors or related components.

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G. Doors (Interior and Exterior)

Comments:

Interior

- Friction/Bullet catches are in need of repair or adjustment at the top of door(s) at left French door in dining room..

Exterior

No defects observed regarding exterior doors or related components.

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H. Windows

Comments:

- Missing window screens at two or more locations.

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I. Stairways (Interior and Exterior)

Comments:

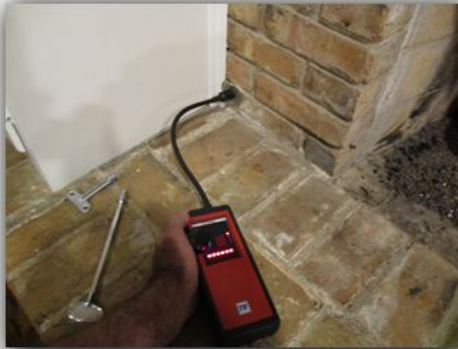
N/A (not applicable)

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J. Fireplaces and Chimneys

Comments:

- Gas leak detected at the fireplace gas valve. Combustible gas detector registered the leak only when the valve was in the ON position. Recommend repair by a licensed plumber ASAP.



- Observed light-to-moderate amount of creosote build up inside the chimney flue. Periodic cleaning by a professional chimney sweep or certified chimney technician is recommended.
- The firebrick is cracked and/or loose inside the firebox. There are bricks that are cracked and/or loose in the firebox. This condition should be further evaluated and corrected as necessary.
- The damper is will not close tightly. Recommend repair by a certified chimney technician.
- A cricket/saddle is not present at the up-slope side of the chimney. A cricket is required to provide diversion of water around the chimney at the roof.

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Fireplace Type: Masonry firebrick and chimney flue

Chimney material: Masonry flue/chimney

Gas-fired equipment present? Yes, Gas log appliance present (and tested, photo)

Recommend Carbon Monoxide Detectors: Where wood-burning or gas-fired fireplaces are in use, Inspector recommends the installation of an approved Carbon Monoxide detector. Detectors should be located and installed strictly according to the manufacturer's instructions.

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K. Porches, Balconies, Decks, and Carports

Comments:

No defects observed regarding porches, decks, or related components.

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L. Other

Comments:

- Steel wool in use inside the base cabinets under kitchen sink and wet bar. This typical of rodent intrusion, perhaps infestation. Recommend asking Seller for more information.



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.



II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Delivery & Capacity of Service: Service delivery provided: Overhead

Service entry located: North side of garage

Main panel located: Garage

Capacity (if able to confirm): One 200 amp panel and one 100-amp panel, 120/240 volt;

Panel manufactured by: Federal Pacific (Electric) with Stab-Loc type breakers

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Grounding method(s): Cold Water Ground (photo below)



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

Based on the issues described in this section of the report, Inspector recommends that a licensed electrician, evaluate the electrical service and panels at the structure, prior to the close of the option period ***or any other applicable time restraints.***

- Service entry mast is bent, and drip loops have been stretched beyond tolerance at the service entrance equipment, northwest corner of garage. (photo below)



- Observed two or more wiring splice(s) in the upper right corner of the panel that have no fewer than three wires entering the splice. (photo below) Each such splice attaches a minimum of two circuits to one breaker. Only one circuit is allowed to be attached to each breaker. Recommend evaluation by a licensed electrician and repair as needed.

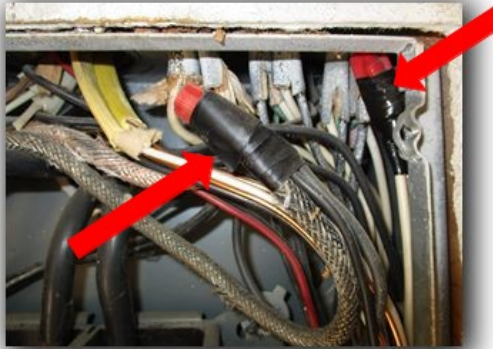
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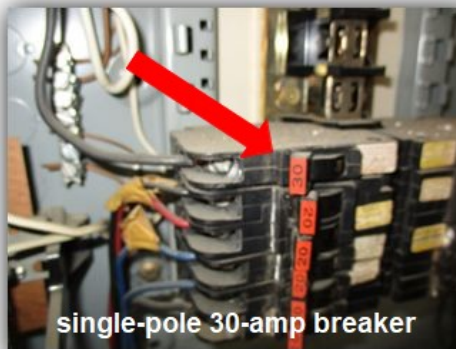
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- A single pole 30-amp breaker is present at the upper left breaker in the left panel. The wire is leading to the exterior outlet at the north side of the garage.
- Three or more knockout and/or twistout tabs missing in the left panel front. Interior exposed.



- **Consumer Information Notice: FPE panel:** The electrical panel is Federal Pacific (Electric) brand equipment, using Stab-Loc circuit breakers. Client should be aware that many electrical experts consider the equipment inferior due to a record of design flaws and service recalls. On the other hand, there are millions of FPE panels which have been functioning in a perfectly satisfactory manner for over 30 or 40 years without defect. Since there are specific issues listed in this section which require the attention of a licensed electrician, Inspector recommends a thorough evaluation of the condition of the Federal Pacific panel equipment

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and repair as needed.



- 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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B. Branch Circuits, Connected Devices, and Fixtures

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

Comments:

Based on the issues described in this section of the report, Inspector recommends that a licensed electrician, evaluate the electrical service and panels at the structure, prior to the close of the option period **or any other applicable time restraints.**

- Ground fault circuit interrupter protection (GFCI) is missing, or not functioning correctly, at the following locations: wet bar, outdoor and garage outlets, as well as the south hall bathroom. Any such repairs should be performed by a licensed electrician. Texas Real Estate Commission Standards of Practice require that the Inspector report the current condition as "Deficient." **Consumer Information Notice:** The technology was not required in homes built prior to the late 1980s. But the retrofit installation of these devices should be considered for the safety of anyone living in the home. Inspector recommends that any such electrical repairs be performed by a licensed electrician. See page 2 of this report: "TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES".
- Non-metallic sheathed wiring cable ("Romex"-type) is exposed at south exterior. Also, the cable is buried, but is not rated for underground applications. These wires are required to be enclosed in conduit, or otherwise protected, to prevent accidental abrasion of the plastic sheathing.
- Chandelier above the master bathroom tub is not rated to be used in this location. This is a potential shock hazard, and the fixture should be replaced with one that is approved.

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- 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.
- Receptacle left of sliding glass door at master bedroom 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(s) right of sliding glass door in master bedroom.
- No light switch present at the sliding glass door to the office, for control of the patio light.
- Exterior lights inoperative at front porch using available switches.
- Wires are rubbing against the case entry at the disposer. Also, the unit is hard-wired to the switch. Recommend licensed electrician install dedicated outlet and properly wire the unit.
- Smoke detectors are not present at bedroom locations.



FYI: Unidentified switches: Switches are present which were unidentified as to devices they control. They include, but are not limited to the following: left of three north wall in living room, right of two at formal living room west wall, etc.

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.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central - Forced Air

Energy Sources: Natural Gas

Comments:

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.

- Air source in the mechanical closet is inadequate for proper combustion at the gas-fired furnace. Recommend evaluation and repair by a licensed plumber or HVAC technician. (See diagram below for one possible repair scenario).



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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

Based on the issues described in this section of the report, Inspector recommends that a licensed HVAC technician evaluate the conditions described for cause and remedy, as well as price estimates, prior to the close of the option period **or any other applicable time restraints.**

- The difference in temperature readings between supply and return points of measurement **is not** within the required operating range of 15° -21°. Actual temperature readings are listed in this section. Recommend that a qualified HVAC technician evaluate and repair as needed.
- The size/capacity of the air conditioner unit appears to be inadequate for the square footage (i.e., the cubic volume) of the house. A licensed HVAC technician should evaluate and make recommendations prior to closing this real estate transaction**. See footnote in cooling section for more details.
- Inspector noted that the condenser and evaporator units for the cooling system are not of the same capacity. Inside unit is a 4 ton evaporator, while the outside unit is a 5 ton condenser. Mismatching of the components is sometimes a source of cooling system deficiencies. If other deficiencies are listed regarding the cooling system, evaluation of the system by a licensed HVAC specialist should include comments or opinions on the use of mismatched equipment.

Window Unit in Garage

- The window A/C unit in the garage is not cooling adequately, and should be serviced and/or repaired.

There is one air conditioning system present:

Condenser is made by Bryant, 2008 model, 4 ton

Actual temperatures measured at supply and return air grilles in the house:

Supply Air Temp: **60°** Return Air Temp: **72°** Differential: **12°**

The temperature differential **is not** within the range of 15° -21°.



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****FYI:** Common industry "rule-of-thumb" ratio is one ton of HVAC capacity for each 500 square feet of floor space, and 8' ceilings present. If Client chooses not to have an evaluation done by a licensed HVAC contractor, Client should monitor the temperature and conditioning performance of the systems over time, and contact a licensed HVAC technician if performance does not achieve designed long-term requirements.

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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C. Duct Systems, Chases, and Vents

Comments:

- Insulation is missing on portions of the sheet metal ducting in the attic.

FYI: Duct material in use: Combination of insulated sheet metal and insulated flex

FYI: Filter location: At air handling equipment

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: 65-70 psi

Comments:

Plumbing materials: Copper

- Did not achieve hot water flow at wet bar sink. Delay is obvious, but the flow did not occur within several minutes.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

Drain materials: Galvanized, Cast iron, and PVC

FYI: Evidence previous repair to waste/sewer lines: The number of PVC cleanout hubs around the south and east sides of the house would indicate previous repairs to, or replacement of, cast iron sewer lines. Recommend asking Seller for more information, especially for information and documentation of permits, licenses, warranties, etc.



Roof vents

I=Inspected

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- Roof drain vent boots are deteriorated and letting water into the attic spaces at several locations.
- PVC drain vent at southwest corner of roof (master bathroom) is capped. Recommend removal of cap to achieve efficient drain function.



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C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 72 and 40 gallon units (See details below)

Comments:

Brand: General Electric 72 gallon unit, in South hall mechanical closet **Model year:** 2011. A recirculation pump is installed. Inspection of pump is beyond the scope of this inspection.

- Caution: Hot water temperature at fixtures in the house is excessively high. Temperatures above 120° are a risk for scalding, especially for children. Recommend lowering thermostat settings at the water heater, or installing tempering valves at fixtures where bathing and showering are performed. Any needed evaluation or subsequent repairs can be performed by a licensed plumber.
- Air source in the mechanical closet is inadequate for proper combustion at the water heater burner. Recommend evaluation and repair by a licensed plumber or HVAC technician. (See diagram below for one possible repair scenario).

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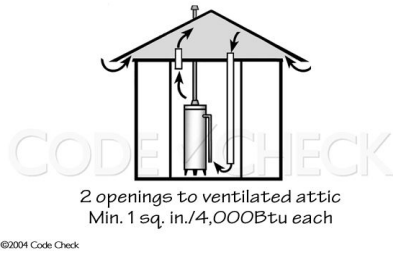
NI=Not Inspected

NP=Not Present

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Combustion Air - Attic Space Source



Brand: General Electric 40 gallon unit, in North hall closet **Model year:** 2009

- Air source in the mechanical closet is inadequate for proper combustion at the water heater burner. insulation is covering the vent from the attic side. Insulation should be removed from the screen above the water heater.



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D. Hydro-Massage Therapy Equipment

Comments:

No defects observed regarding hydro-therapy tub operation or related components.

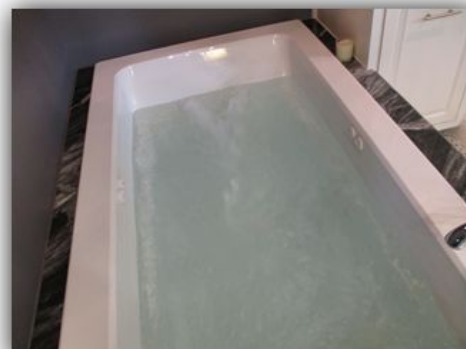
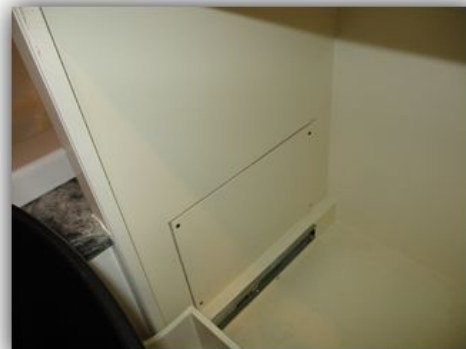
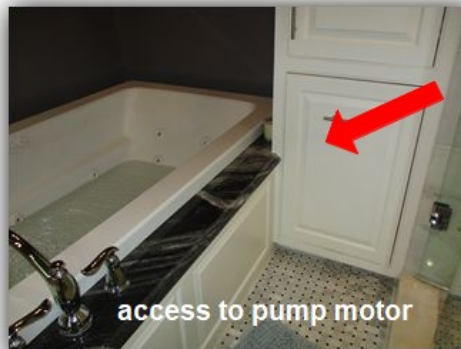
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General Information: A whirlpool tub is present. The tub was filled to a level above the water jets and operated in "normal" mode, to check intake and jets. The items tested appeared to be in serviceable condition. Ground fault protection for servicing the motor was confirmed to be available inside the middle bedroom closet

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E. Gas Distribution Materials & Systems

Comments:

Gas Related Observations and Deficiencies

- Gas leak detected at the shut off valve for the fireplace lighter equipment, when the valve is on. See details in "Fireplaces and Chimneys" section.
- 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").

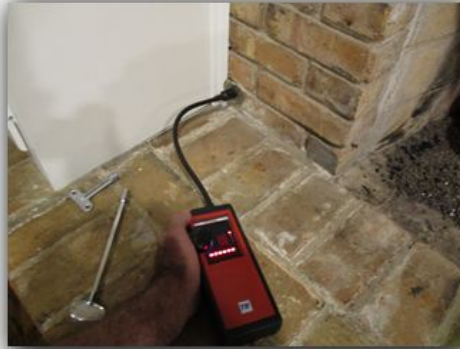
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas distribution piping materials: Rigid black pipe

Gas meter (shut-off valve) location: West side, in the alley

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:

- Wires are rubbing against the case entry at the disposer. Also, the unit is hard-wired to the switch. Recommend licensed electrician install dedicated outlet and properly wire the unit.

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I	NI	NP	D
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FYI: Evidence previous repairs: Evidence previous repairs to the water supply at vanity sink in north hall bathroom. Recommend asking Seller for more information.



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C. Range Hood and Exhaust Systems

Comments:

Range exhaust vent is present and operates in normal mode.

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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 335-340° when set to 350°

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E. Microwave Ovens

Comments:

Microwave is present and operates in normal mode.

I=Inspected

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NP=Not Present

D=Deficient

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust fan(s) present and operating in normal mode.

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G. Garage Door Operators

Comments:

- The pressure auto-reverse safety feature is not adjusted properly (upward pressure applied, while the door is closing). Operator should reverse directions upon impact or upward pressure. Recommend adjustment of the down-limit set screw at the motor unit, in order to provide automatic reversal when door strikes an object while attempting to close. **NOTE:** This is a separate and secondary safety feature, and does not refer to the electronic sensor reversal feature.
- The mechanical garage door lock has not been removed or disabled at the overhead garage door(s). When a garage door operator is present removing or disabling the mechanical lock will prevent damage or injury due to unintentional engagement.

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H. Dryer Exhaust Systems

Comments:

- Could not locate or confirm the presence of the termination point for the dryer exhaust.



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I. Other

Comments:

N/A (not applicable)