

HouseEXAM

Inspection and Consulting

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Friday, December 14, 2018



Report is prepared for the exclusive use of:

John & Mary Doe

Inspection address:

123 Main Drag

Shangri-La, TX, 00001

Report ID: Doe_MainSt_010117

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

PROPERTY INSPECTION REPORT

Prepared For: John & Mary Doe
(Name of Client)

Concerning: 123 Main Drag, Shangri-La, TX 00001
(Address or Other Identification of Inspected Property)

By: M Victor Sedinger, Lic #7195 12/14/2018
(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: **South**

Present at Inspection: Buyer's Agent

Building Status: Vacant (undergoing remodeling)

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): Total Electric (no gas service to house)

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.

Information Regarding Possible Remodeling: It appears that remodeling is taking place at this residence. Work is not complete, and appears to still be in progress. It is imperative that Client obtain information regarding the nature and extent of remodeling, copies of final inspection certificates for all building permits, as well as warranties, and any other documentation which might be helpful in making a decision concerning purchase. Such enquiries should be made **before the closing of the option period.**

Foundation Repair Information: It appears that previous foundation repairs have been performed at this residence. Inspector recommends that Client obtain as much written information and documentation as possible **prior to closing this real estate transaction.** Such documentation would identify the company that performed the repairs, as well as warranty documents, permits (where required), plumbing tests performed after repairs, and any other inspection reports.

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): Slab on grade

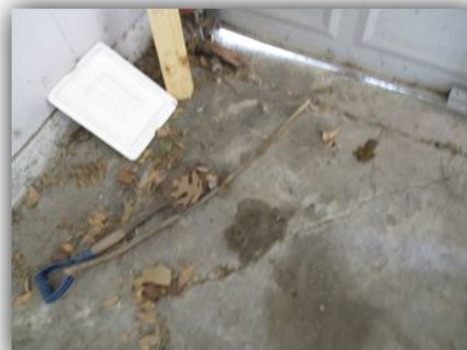
Inspector's Opinion on Foundation Performance: In the Inspector's opinion, the foundation appears to be performing as designed and fulfilling its intended purpose of providing support and stability to the structure. The interior and exterior stress indicators showed little signs of adverse performance, and inspector perceived the interior floors to exhibit relatively smooth and even conditions, after walking the ground level floors.

Indicators of previous structural movement:

- > Stress cracks have been patched with mortar, in the exterior (brick) veneer.
- > Misalignment of interior doors in relation to their frames, due to foundation movement.
- > Floors slope and/or are notably out of level. See "Floors" section for specific information.
- > Cracks were observed in the floor of the garage.
- > Stress crack(s) observed in the exterior foundation perimeter beam.



- Notable cracks were observed in concrete surfaces at the garage floor/slab, driveway, patios and/or sidewalks around the house. These cracks should be sealed with a waterproof sealant to better protect soil beneath from erosion, undermining the pavement. Such repairs may be performed by a handyman type service or a qualified cement contractor.



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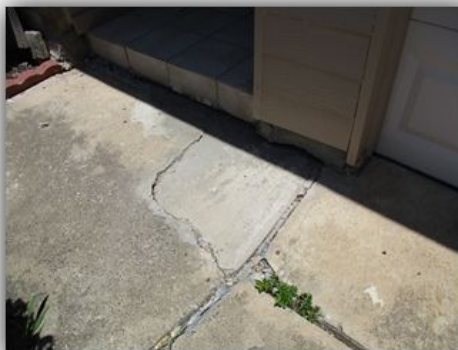
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FYI: Soils in North Texas Highly plastic clay soils, typically found in the North Texas area, expand and contract with varying rain amounts and watering patterns. With this alternating expansion and contraction of the soils, residences and other structures 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:

- Soil line at west side(s), is well above brick level. Soil should be removed to 2-4" minimum below the foundation, to maintain clear visual access. Current condition is conducive to wood destroying insect infestation.

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- Observed eroded area at southeast corner of garage, where downspout empties directly at the foundation. It appears that an additional downspout is needed at the front elevation to provide adequate discharge of roof runoff.
- 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.



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:

Evidence of Previous Repair: Observed evidence of previous repair to shingles at rear slope, above the chimney. Recommend asking Seller for further information regarding the need for this repair, warranties, etc.



- Bruising and scraping from previous limb contact observed at shingles at west end of roof. Area appears to be in need of repair by a qualified roofing specialist to prevent water intrusion.



- Shingle rows have not been properly staggered, so that diagonal shingle tab corners appear to be aligned. (see photos below) Bottom corners are not properly sealed down, leaving them vulnerable to wind damage. While no such damage was present at time of inspection, client should monitor these locations over time for wind damage and/or missing shingles. Evaluation of this condition can be performed by a qualified roofing specialist, who can also make further recommendations.

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- There are tree limbs and/or shrubs in direct contact with the roof at east side. 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 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 (fiberglass)

Description of Roof Structure: Truss Assembly

DEPARTURE: Could not enter, since the attic is a truss type framing system. This type of construction should not be walked on, since the lower framing members are not meant to support the load of a person, and damage or injury can occur.

- Evidence of rodent activity was observed in the attic. Traps and/or bait were observed inside the attic. Fairly heavy amounts of feces/droppings were observed inside the attic. Inspector

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recommends that Client ask Seller for information regarding such activity and any exterminating activities which may have been performed.



- Several openings were observed at the exterior, which would allow rodent and other vermin entry into the attic spaces. See details and recommendation(s) for further evaluation in "Walls (Exterior)" section. Recommend repair of all such openings by a qualified handyman service.

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E. Walls (Interior and Exterior)

Comments:

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

- Grout joints at shower and vanity wall tile is in need of repair at corners. Stress cracks are present in these locations.



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

- Several openings were observed at the exterior, which would allow rodent and other vermin entry into the attic spaces. (photo below) Recommend repair of all such openings by a qualified handyman service.

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- Observed gap in the brick and mortar at the east side, where electrical cable exits the house for service to the tool shed. Recommend sealing gaps to prevent rodents or vermin from entering the wall cavities.



- 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.



Evidence of Previous Repair: Observed evidence of previous repair to brick and mortar at east side of garage and north side. Recommend asking Seller for further information regarding the need for this repair, warranties, etc.

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F. Ceilings and Floors

Comments:

Ceilings

- Hole(s) and/or repaired sheetrock, which has not been properly taped and textured, 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.
- Vent screens in garage ceiling constitute a breach in the fire-rating between garage and attic space. Vent should be removed and holes properly sealed.



Floors

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- Uneven, sloping floors observed at family room, entry hall, southwest bedroom, etc. See recommendations for further evaluation in "Foundations" section.
- High spot observed in entry hall floor. Client should monitor these conditions over time and contact a qualified foundation repair specialist if condition worsens or additional signs of deterioration develop..



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G. Doors (Interior and Exterior)

Comments:

Interior

- Doors will not remain stationary at two front bedrooms, and at southwest bedroom closet (continue to move when released).
- Door does not fitting squarely inside the door frame at closet in master bedroom.
- Closet door in master bedroom does not latch properly, and appears to have had its striker plate adjusted more than once in the past.



Exterior

- Door will not remain stationary at front entry door (continues to move when released).

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H. Windows

Comments:

- Glass pane(s) broken at breakfast room/nook and at front bedroom. Recommend repair to prevent further damage or injury.

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- There are a few windows that are in need of sealing/caulking at the exterior frames. Repairs can be performed by a handyman service, or a painting contractor.
- Plastic glazing bead cracked and damaged, apparently by hail strikes, in several windows.



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I. Stairways (Interior and Exterior)

Comments:

N/A (not applicable)

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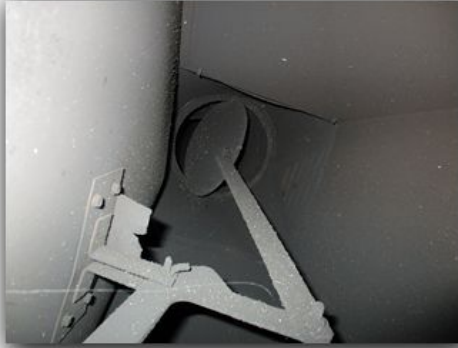
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J. Fireplaces and Chimneys

Comments:

- 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.



- Rain cap at top of chimney has been damaged, and may be restricting exit of smoke from the fireplace. Any evaluation or subsequent repairs should be performed by a certified chimney technician.



Fireplace Type: Ceramic insert into conventional firebox

Chimney material: Metal flue/chimney

Gas-fired equipment present? No gas present (wood burning fireplace only)

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:

- Wooden deck at rear has been constructed directly onto the soil. Recommend removal of this structure, or reconstruction using proper building methods. This is a condition considered conducive to wood destroying insect infestation.

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- Concrete threshold at rear entry door is broken, and should be repaired to provide proper support to metal threshold at the doorway.



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L. Other

Comments:

- Observed slight water damage to the cabinet floor under the kitchen sink.
- There is notable deterioration of the fence that is surrounding the property. While this condition is not reportable as deficient regarding the structure, Client should make budgetary provisions for repair.
- Wooden shed at east side in back yard is in need of replacement. Observed evidence of previous sub-terranean termite infestation at interior wood framing members. (Inspector is a licensed Pest Control Technician, TPCL #0598337). Cosmetic damage should be repaired. No evaluation of sub-surface damage is possible without destructive analysis. Due to lack of evidence of previous treatment, Inspector recommends treatment of the structure by a licensed pest control applicator, as needed.

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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: East side of garage

Main panel located: Garage

Panel manufactured by: Cutler Hammer

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

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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.***

- Breaker size(s) mismatched to wire gauge size(s) at one or more locations in the panel. 40-amp breaker, third from top right, is oversized for the 10-gauge wires currently attached. **FYI:** A smaller size wire will not trip an larger size breaker. Any evaluation or repairs to electrical components should be performed by a licensed electrician.



- Tree limbs are heavily in contact with the electrical service entry wires. Recommend contacting the utility company to enquire about trimming these limbs back.

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- The electrical panel does not have a single main disconnect breaker. In addition, a complete disconnect can **NOT** be accomplished within 6 swipes of the hand. Current electrical codes consider this condition a safety hazard in the event of an emergency, and a licensed electrician should evaluate and repair as needed.
- Main electrical panel is a "split bus" type panel, requiring all breakers to be turned off in an emergency. This is an "as built" condition, and repairs would require an updating of the equipment. Per Standards of Practice, the inspector is required to report the current condition as "deficient."

FYI: Breaker is off labeled for "Range." See "Ranges, Cooktops" section for more information.



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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.**

- No power present at ground fault outlets in the hall or master bathroom. These outlets appear to be tripped, but will not reset.
- No power present at front or rear exterior ground fault outlets. Neither of these outlets will reset.
- No ground fault protection at garage outlets.
- Ceiling fan and light assembly is inoperative at southwest bedroom.
- No power present, electrical receptacles on the south wall in the family room, or left of fireplace. No power present at outlets along north wall and west wall of southwest bedroom. Any evaluation or subsequent repairs should be performed by a licensed electrician.
- Puck lights did not operate using any available switch at time of inspection.

Outbuilding (Tool shed)

- Cover plates are missing at switches and receptacles in the wooden tool shed at east side of backyard.
- Observed exposed wiring cables/splices/connections at wooden tool shed. All electrical connections of this type are required to be enclosed inside an accessible junction box, with a cover plate.



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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: Electric

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.



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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

FYI: Procedure for inspecting A/C system: Upon arrival, inspector found that there were no batteries in the thermostat. When Buyer's agent arrived, she provided batteries for the thermostat. Inspector set thermostat to 65° for operation of the system components. After waiting ten to fifteen minutes for system to settle in to speed, inspector checked temperatures at house registers, and found that the system was not performing as intended. Checking outside unit, inspector felt no cooling of the refrigerant lines. To prevent any damage to the system from incorrect operation, Inspector turned system to off position at thermostat before leaving.

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

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this section. Recommend that a qualified HVAC technician evaluate and repair as needed.

- The secondary condensate drain is plugged at the evaporator cabinet. This limits condensate discharge to the primary line only. Client should monitor the condition of the overflow drain pan over time and contact a licensed air conditioning technician for evaluation if water begins to collect in the drain pan.
- Where secondary drain lines have been plugged, it is recommended that a safety float switch be installed on the evaporator drain pan, to prevent potential spillage from the unit to the home's interior. Any needed evaluation or subsequent repairs can be performed by a licensed HVAC technician.
- Condenser unit is resting partially on the ground at west side, and should be elevated 2 or more inches off the grade.
- Observed damaged insulation present on the refrigerant line at the condenser.



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There is one air conditioning system present:

Condenser is made by American Standard, 1996 model, 3 ton

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

Supply Air Temp: **91°** Return Air Temp: **90°** Differential: **-1°**

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

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:

- Wrong size filter is present. Access door does not fit, leaving evaporator open to air infiltration from the mechanical closet. Any evaluation or subsequent repairs should be performed by a licensed HVAC technician.



FYI: Duct material in use: Ceiling Chase (integrated into framing above the ceiling level)

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: 50-55 psi

Comments:

Plumbing materials: Copper

Based on the issues reported in this section of the report, Inspector recommends that a licensed plumber evaluate the water supply, plumbing distribution, fixtures and components, prior to the close of the option period **or any other applicable time restraints**.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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- There does not appear to be a meter present at the pit by the curb. Recommend asking Seller for more information. Any evaluation or subsequent repairs should be performed by a licensed plumber.
- Handle is missing from the shut off valve for the house (front yard in pit).
- Handle is missing from rear exterior hose bib.
- The exterior hose bibs do not have a back flow prevention valve installed.



Kitchen

- Shut off valve for the dishwasher supply. under the kitchen sink does not flow when opened. Recommend replacement of valve if necessary, when dishwasher is to be installed.



Master bathroom

- The toilet tank is loose at the bowl mounting in the master bathroom. Tank bolts and seal washers should be examined for possible replacement at time of repair.
- Anti-siphon tube is missing at master bathroom toilet.
- Toilet makes a whining noise while filling after flush. Recommend replacement of ball cock assembly.
- The hot and cold water are reversed at the vanity sink in the master bathroom.

I=Inspected

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D=Deficient

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- Shower control handle has no "off detent" (does not stop at off).
- Vanity sink backsplash is in need of additional caulking and/or grout at master bathroom.



Hall bathroom

- Hall bathroom shower diverter lever is stuck in the "on" position and will not release. Also, tub spout continues to run when shower is engaged. Any evaluation or subsequent repairs should be performed by a licensed plumber.
- The toilet is loose at the floor mounting in the hall bathroom. Also, the ball cock (fill valve) at the interior of the tank.
- The lever is missing or broken at the house shut off valve in front yard pit (photo below).
- 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

- Slow drain at shower in master bathroom. Also, water stands in a low-lying portion of shower pan.
- Observed leak at the drain fittings under the wet bar sink. A handyman service or licensed plumber can perform such repairs
- Repairs to the drain fittings under the hall bathroom vanity sink appear to be less than workmanlike in quality, and may not prevent leaks. (photo below)
- Plastic flex type drain fittings (such as the one at the kitchen sink) are prone to clogging and does not serve as a proper P-trap for sanitary drain. Recommend replacement of this fitting by an approved drain fitting.
- Drain pop-up is missing at hall bathroom vanity sink.
- Mechanical drainstop at hall bathroom tub is missing.



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D=Deficient

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 gallons

Comments:

Brand: General Electric brand, in Garage **Model year:** 2008

Based on the issues reported in this section, Inspector recommends that a licensed plumber evaluate the installation and operation of the water heating system(s) and related components, prior to the close of the option period **or any other applicable time restraints.**

- Recommend replacement of Temperature & Pressure Relief valve, due to age of device and water heater.
- The water heater is not sufficiently elevated off the garage floor to prevent gas fume combustion. Under current installation standards, water heaters should be installed a minimum of 18" above the lowest point in the garage floor. This is an "as-built" condition, but TREC standards of practice require the current condition be reported as "deficient."
- Insulation is damaged or missing at water lines to the water heater.



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D. Hydro-Massage Therapy Equipment

Comments:

N/A (not applicable)

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D=Deficient

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E. Other

Comments:

N/A (not applicable)

V. APPLIANCES

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A. Dishwashers

Comments:

N/A (not applicable)

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B. Food Waste Disposers

Comments:

The waste disposer is present and operates in normal mode.

FYI: Disposer was unplugged when inspection began. Inspector plugged unit in and operated it under normal conditions, and then unplugged the unit again.

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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:

DEPARTURE: Inspector did not operationally test the range, since the breaker labeled for Range was OFF in the electrical panel. Inspector does not reset, or turn breakers on, since circuits conditions are not known at time of inspection.

- 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: Electric
Oven: Electric

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E. Microwave Ovens

Comments:

N/A (not applicable)

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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G. Garage Door Operators

Comments:

- East side door operator assembly is in need of repair or replacement. Trolley arm is disconnected, and attachment point on door has been improperly repaired, without reinforcement to the panel. Under current conditions, it is not advisable to operate this automatic opener. Any evaluation or subsequent repairs should be performed by a certified garage door operator installer/contractor.



- Operator on west side overhead garage door is in need of repair. Closing the overhead garage door operator requires holding the button for the full close cycle. When the button is released during close cycle, the door reverses itself.



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H. Dryer Exhaust Systems

Comments:

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

Report Identification: Doe MainSt 010117, 123 Main Drag, Shangri-La, TX

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I. Other

Comments:

N/A (not applicable)