



J.A.G. Home Inspection

ADDRESS

PHONE NUMBER

EMAIL

REPORT DOES PROVIDE DIGITAL PHOTOS OF INSPECTION

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

21 June 2017

(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

Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N	NP	D	
I	I			Inspection Item

Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin TX 78711-2188
(<http://www.trec.texas.gov>)

(512) 936-300

©Copyright 2017 Alamo City Home Inspections, All Rights Reserved

This report has been prepared exclusively for the client(s) named and is not transferable to anyone in any form.

Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- improperly installed appliances;
- improperly installed or defective safety devices; and
- 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

- | | | | | |
|----------------------------|---|--|--|--|
| Style: | <input checked="" type="checkbox"/> 1 story | <input checked="" type="checkbox"/> 1 ½ story | <input checked="" type="checkbox"/> 2 story | <input checked="" type="checkbox"/> 3 story |
| Start Time: | <input checked="" type="checkbox"/> AM | <input checked="" type="checkbox"/> PM | | |
| Present at Inspection: | <input checked="" type="checkbox"/> Buyer | <input checked="" type="checkbox"/> Buyers Agent | <input checked="" type="checkbox"/> Seller Agent | <input checked="" type="checkbox"/> Owner |
| Building Status: | <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Occupied | | |
| Weather Conditions: | <input checked="" type="checkbox"/> Fair | <input checked="" type="checkbox"/> Rainy | 40 Deg. Temp | |
| Utilities: | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No Gas | <input checked="" type="checkbox"/> No Electricity | <input checked="" type="checkbox"/> No Water |
| Rain within last (30) days | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | |

Special Notes:

This report shall supersede any written or verbal conversations, comments and or reports that were provided prior to providing this written report. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item was deemed deficient.

Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

We were not aware whether this house had ever flooded. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. Refer to the Seller's Disclosure. A C.L.U.E.® Report (Comprehensive Loss Underwriting Exchange) may offer additional information. We recommend that you check with your Realtor® for more information.

There were no tests for environmental agents such as lead paint which may be present in homes built before 1978. While lead-based paint has well publicized health hazards, this may not be a factor unless modifying the wall covering (cutting, drilling or removing drywall). We recommend that a qualified contractor with knowledge and experience dealing with such paint be contracted for any such repair and removal of materials.

Photographs provided as a convenience and are representative of issues and may not depict all occurrences of a condition.

Inaccessible or Obstructed Areas

- Sub Flooring
- Floors Covered
- Walls / Ceilings Covered or Freshly Painted
- Behind / Under Furniture or Stored items
- Electrical is limited – Only Visible Electrical Inspected
- Attic Space is Limited – Viewed from Accessible Areas
- Plumbing Areas – Only Visible Plumbing Inspected
- Siding over Older Existing Siding
- Crawl Space is Limited – Viewed from Accessible Areas
- There was light to heavy rain over the course of this inspection.

- Mold / mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**
- Throughout this report the term "right", "left", "front", and "back" are used to describe the location of an item as viewed facing the front door of the home from the outside.**

Additional pages may be attached to this report. Read them very carefully. This report may not be completed without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

-

I. STRUCTURAL SYSTEMS

A. Foundations

Foundation Type(s): Slab Pier & Beam Manufactured

Comments:

An opinion on the performance of the foundation at the time of inspection is not a warranty against future settlement or movement. We cannot predict future performance or represent the stability of this foundation based on a single observation.

Because floor coverings such as carpet, tile, wood flooring and vegetation, exterior porches and decks often prevent direct observation of the foundation, in addition to an inspection of the foundation perimeter, we rely on an inspection of symptoms of movement and damage to determine the condition and performance of your foundation.

This inspector evaluated foundation based on visible evidence of distress phenomena during an inspection of the perimeter of the foundation, walls and ceilings for cracks or buckling, inspection of

I = Inspected

NI = Not Inspected

NP = Not Present

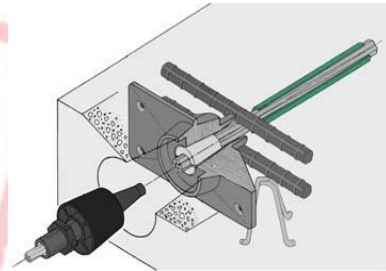
D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

frieze and trim for movement, inspection of doors and windows for fit and an operational test of each door and accessible window for binding. No evaluation of the foundation's elevation or slope was performed. We are unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movement.

OBSERVATIONS:

The exposed / rusty nails may cause the Post Tension Cables (PTC) to become exposed and/or there were exposed reinforcing steel and/or tendons in the grade beam. This foundation was strengthened by post tensioned cables. The Post-Tensioning Institute (PTI) recommends that tendon ends be covered with at least 1" of grout. These should be sealed to prevent corrosion and potential failure of the cable. Do *not* use bagged cement or any product containing calcium chloride or other material deleterious to pre-stressing steel. See the illustration of the tendon "anchor" and "live" ends. The Post Tensioning Institute (PTI) notes a requirement for a brass plate or stamp within the concrete floor of the garage space or metal tag on the water line noting: Post Tension Slab: Do not cut or core. Note that this requirement is for protection against repairs which may damage the cables and create additional damage to the foundation. These markings were not observed



Spalling found within 12" of the foundation's corners may occur because of bonds between the brick and brick ledge and differential thermal movement. Spalling was noted at self-evident corners. This damage did not appear structurally significant and was not in need of repair at the time of this inspection.

Parge coat cracks observed. The parging is not the foundation, but rather, a coating on the foundation. Think of the wallpaper on a dining room wall. If the wallpaper tears, it doesn't mean that your wall is no longer sound. It is the same thing with the parging coat on your foundation. When the parging cracks, it is the parging that has cracked and not the foundation itself. If rebar or post tension cables become exposed, immediate sealing is required.

Present and visible indications, but not an exhaustive list, used to render this inspector's opinion of adverse performance included:

1. Strike plate/alignment/non-latching
2. Twisted float joints

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

3. Cracks in brick, stone, or stucco
4. Cracks in exposed concrete floors
5. Floors not level/slope (Visibly)
6. Exposed rebar / cables / nails
7. Excessive or improper shims
8. Separations between trim and siding
9. Beam Splices not supported by piers
10. Inadequate ventilation of crawl space
11. Cracks in wall(s) and / or ceiling
12. Door / window frames out of square
13. Cracks in the foundation or at corners
14. Pier and beam settlement or rotation
15. Separation of wall from ceilings or floors
16. Improper installation or damaged retaining wall
17. Hazards, clearances, or other conditions, viewed from access

Written Opinion:

Signs of significant structural movement noted, suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

Written Opinion:

In this inspector's opinion, the foundation was functional and without immediate need of remediation at the time of this inspection, however there are indications of some previous and/or ongoing settling/movement. The settling does not appear to have caused major structural concerns on the day of the inspection however, continual settling could result in future structural issues. Consider improving all items that contribute to settling (grading, drainage and erosion).

The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement and positively determining the cause may not be possible.

The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines *Functioning* as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member.

Written Opinion:

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

The pier and beam foundation displays signs of significant structural movement, suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

The pier and beam foundation appears to support the structure adequately on the day of the inspection however, there are signs of previous and/or ongoing structural settling and movement. The piers and beams could continue to settle if the conducive conditions (grading and drainage) are not improved. Continual settling/movement could result in major structural issues in the future.

The crawlspace could not be accessed due to unsafe conditions and/or inadequate accessibility. The headroom is less than 18" and/or the access opening is less than 24"x18". The inspection of the crawlspace was limited to accessible areas. See findings in the photos below:

The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines *Functioning* as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member.

Note: Weather conditions, drainage, plumbing leaks around and/ or under the foundation and other adverse factors are able to effect structures and differential movements are likely to occur. The inspector's opinion on the foundation is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE – Proper drainage and moisture maintenance is important to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases floor coverings and / or stored articles prevent recognition of signs of settlement – cracking in all but the most server cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes and determine what corrective steps, if any should be considered to either correct and / or stop structural movement.

B. Grading & Drainage
Comments:

OBSERVATIONS:

This lot did not appear to have the proper slope for drainage at all points along the foundation grade beam; this may lead to foundation distress. Lots should be graded to drain surface water away from the foundation walls. The grade should fall a minimum of 6" within the first 10'. Note that swales may have to be periodically re-cut to address the accumulation of yard clippings, mulch, leaves and other organic materials.

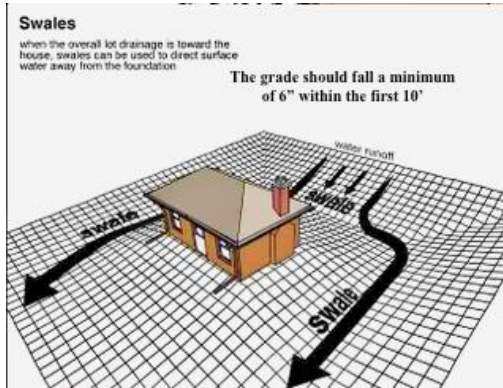
I = Inspected

NI = Not Inspected

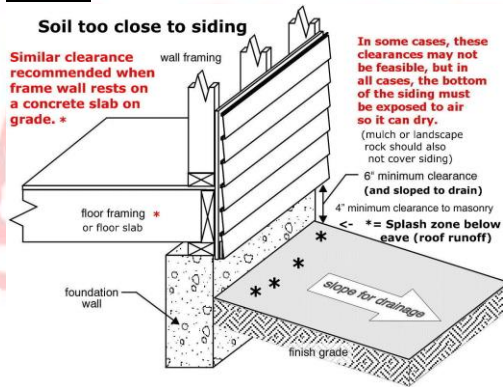
NP = Not Present

D = Deficiency

I	N	NP	D	Inspection Item



The soil levels were high against isolated areas of the foundation grade beam. When soil levels and vegetation are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4" of clearance between the soil and the first course of bricks, and other materials should have 6" of clearance between other materials and the soil.



Maintenance: Gutters and downspouts were installed at some eaves of this structure. We recommend, however, that as a structural improvement, gutters be installed on all horizontal fascia and that the downspouts direct water at least 5' away from the structure. This will improve drainage and reduce erosion and ponding which adversely affect foundations, driveways and sidewalks.

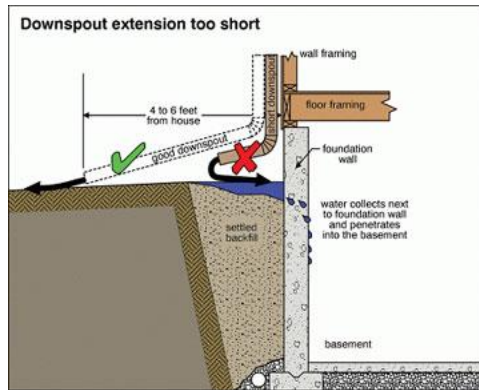
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------



Maintenance: Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI) the highest infestation of which within the United States is located nearby along the Gulf Coast. This inspector recommends a periodic inspection, preventative treatment or treatment for active infestations as necessary.



1. Improper drainage from foundation
2. Erosion or Ponding next to foundation
3. Run off intrusion into crawl space
4. Trees / heavy foliage too close to the structure
5. Planter(s) adjoining the structure
6. Level lot, does not facilitate proper drainage
7. Grade Slopes toward the Structure
8. Soil / lot conditions suggest further evaluation by appropriate professional

Written Opinion:

The grading and drainage appears to facilitate adequate drainage away from the structure.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Written Opinion:

The lot does not appear to slope away at a 2% grade or drop 6" over 10' as required on all four sides, this may lead to foundation distress. Consider the benefit of rain gutters to control the rain run-off from the roof. The conditions above may contribute to future structural settling/movement if not improved

Useful Code Reference Below:

R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. **Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).**

Exception: Where *lot lines*, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a **minimum of 2 percent away from the building.**

R801.3 Roof drainage.

In areas where expansive or collapsible soils are known to exist, all *dwelling*s shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an *approved* drainage system.

-
-
-
-

C. Roof Covering Materials:

Type(s) of Roof Covering: Composition Wood Metal Built-Up
 Viewed From: Roof Level Ground Edge of Roof Binoculars

Comments:

Notice: This limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge if this roof leaks or not under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate to you past or continual problems and in the case of a fairly new roof a copy of the contractors and manufacturer warranty to see if any warranty can be transferred or is available. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability.

OBSERVATIONS:

There was light to heavy rain over the course of this inspection. While this may have facilitated observation of the leaks noted below, it also rendered some portions (i.e. steep pitched areas) inaccessible. It also caused the surface to appear darker and this may have obscured some evidence of wear or damage.

I = Inspected

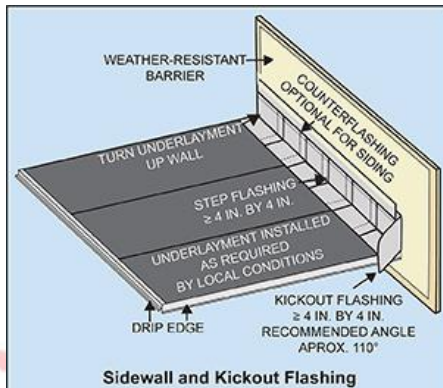
NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

The flashing noted between the side walls and roof was hemmed (also known as "J" or "L" flashing). Flashing against a vertical sidewall should be the *step-flashing type or method*, a minimum of 4" high and a minimum of 4" wide and turned out at the end of the vertical sidewall in a manner that directs water away from the wall and onto the roof and/or gutter. **NOTE: While this flashing may be acceptable by Authorities Having Jurisdiction and Code, it may not meet the manufacturer's installation requirements (install shingles on a smooth surface).**



There were one or more dish-type antennas, or antenna mounting brackets installed on the roof. Items mounted to the roof such as satellites, antennas, basketball backboards, etc., may allow water penetration. As these items move (wind, adjustments to position, use, etc.), screws and bolts may enlarge mounting holes. While not in immediate need of repair, we recommend closely monitoring these areas and making repairs as soon as possible when necessary.

The underlayment did not appear to be installed adequately in areas (random sampling).

The underlayment should extend down to and over the drip edge at the eave and be installed beneath the drip edge at the rake. The installation of the drip edge at eaves and rakes could not be observed or evaluated in all areas without damage to the seal(s) beneath the shingles. These shingles were sealed at the eave and the underlayment could not be observed or evaluated. Note that, in this inspector's opinion, having the shingles sealed to minimize wind event damage is preferable to observation of the underlayment.

I = Inspected

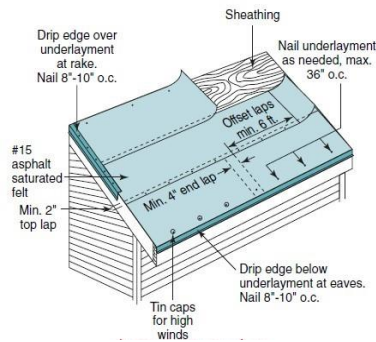
NI = Not Inspected

NP = Not Present

D = Deficiency

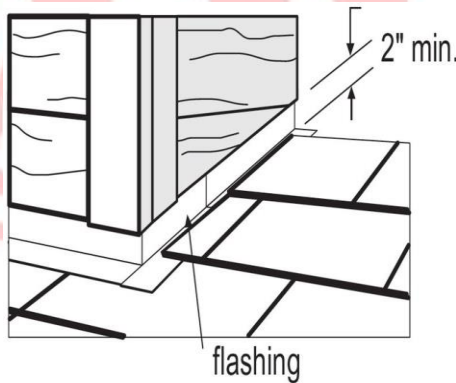
I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

FIGURE 2-2 Underlayment for Asphalt Shingles.



Hardie Siding:

The vertical wall siding above the roof was in contact, or near contact, with the roof cover. The James Hardie Corporation’s installation instructions state that a “minimum 2” clearance between James Hardie products and roofs, decks, paths, steps and driveways.” This is intended to prevent wicking of water run-off which may degrade the material and shorten its useful life.



Siding Materials:

The vertical wall siding above the roof was in contact, or near contact, with the roof cover. A minimum 2” clearance between roof decks and siding material is recommended. This is intended to prevent wicking of water run-off which may degrade the material and shorten its useful life.

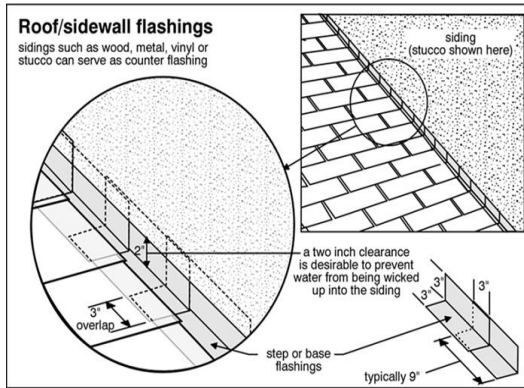
I = Inspected

NI = Not Inspected

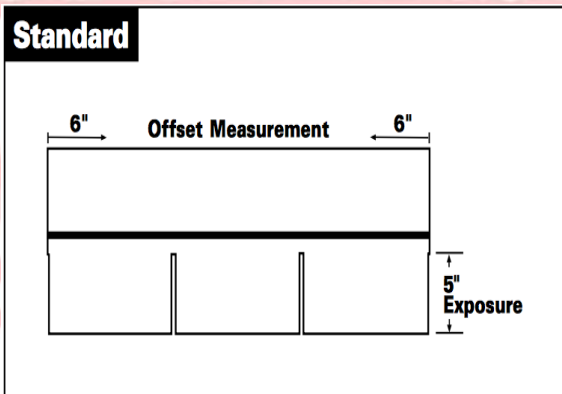
NP = Not Present

D = Deficiency

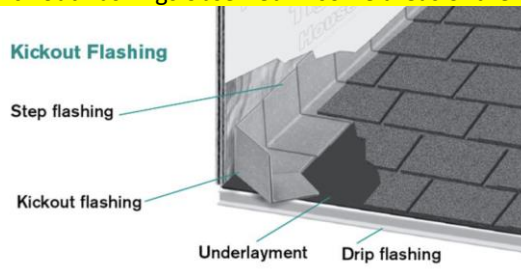
I	N	NP	D	Inspection Item



The shingles appear to be spaced beyond manufacturers installation instructions. 3 Tab shingles indicate a maximum of 5" exposure; dimensional/architectural shingles allows a maximum of 5 1/2" exposure.



No kick out flashings observed in some areas of the roof covering



I = Inspected

NI = Not Inspected

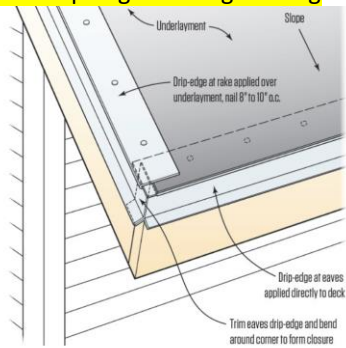
NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Roof decking deflection and / or sagging; shingles require a smooth surface PMI. ROOF DECKS: Use minimum 3/8" (10mm) plywood or OSB decking as recommended by APA-The Engineered Wood Assn. Wood decks must be well-seasoned and supported having a maximum 1/8" (3mm) spacing, having adequate nail-holding capacity and a smooth surface.

Rain drip edge flashing missing



Drip-Edge Installation

1. Torn, damaged, perforated or missing shingles
2. Shingle adhesion inadequate in some areas
3. Brick Chimney not properly flashed and counter flashed
4. Skylight covers not secured and / or flashed properly
5. Roofing covering installed over older roof
6. Exposed or lifting nail heads require sealing
7. Inappropriate roof covering for slope of the roof
8. Roof Penetration(s) not properly flashed / sealed
9. Trim, Soffit, Fascia boards are in need of repair
10. Missing / damaged or inappropriately installed rain caps
11. Flashing is lifting, ill configured, or missing
12. Counter flashing not set in "reglet" at roof/wall intersection
13. Indication of water ponding
14. Leaves / debris Water in the gutters and downspouts
15. Tree branches are too close to the roof structure
16. Roof ventilation system damaged and in need of repair
17. Vent roof jacks missing or improper installation
18. No cricket provider for chimney wider than 30"
19. Valley flashing in need of repair or replacement
20. Loose, missing and /or damaged gutters or downspouts

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

21. Missing step flashing where a roof intersects at exterior wall

Written Opinion:

The shingles appear to be in fair/serviceable condition overall with the exception of the items in the photos both above. Recommend further evaluation of but not limited to the items above.

Written Opinion:

The shingles appear to have been exposed to hail damage and should be evaluated, repaired, or replaced as needed by a professional roofing company.

Useful Code References:

R801.3 Roof drainage.

In areas where expansive or collapsible soils are known to exist, all *dwelling*s shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an *approved* drainage system.

R905.2.8.5 Drip edge.

A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.

Note: The inspector is not required to determine the remaining life expectancy of the roof covering, inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof surface.

D. Roof Structure and Attics

Viewed From: Entered the Attic Some areas obstructed from view Scuttle Entrance
Approximate Average Depth of Insulation: 3"

Comments:

Attic Framing: Conventional Truss
Type of Insulation: Blown-In Batts
Type of Ventilation: Soffit Gable Roof Turbine
 Ridge Power Vent

Note:

An attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. We inspected the attic space from the scuttle or

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

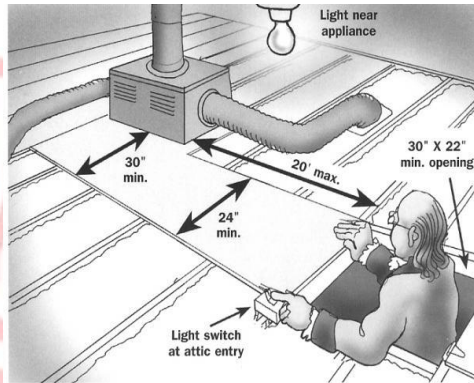
I	N	NP	D	Inspection Item
I	I			

stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance.

OBSERVATIONS:

Attic Access

1. There was no **continuous, unobstructed or safe** passageway between the head of the stairway and mechanical equipment. When equipment, which may require service, is located within the attic space, a continuous passageway at least 22" wide should extend from the attic access to the equipment which should be located no more than 20' distant.
2. There was no **landing platform at the top of the attic stairway**. Decking should be installed at the top of the stair to minimize the risk of stepping onto, and falling through, the ceiling cover.
3. There was no **access to the attic space above the finished garage space**. Attic spaces greater than 30" high measured from the top of ceiling framing to the underside of the roof framing, and larger than 30 sqft. require a minimum of a 22"x30" opening.



Wiring not protected within 6' of scuttle entrance. Attics and roof spaces that are accessible, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where this space is not accessible by permanent stairs or ladders, protection shall only be required within 1.8 m (6 ft) of the nearest edge of the scuttle hole or attic entrance. See Code **NEC 320.23** Below:

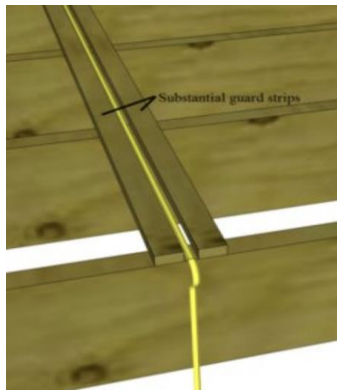
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



Attic Stairways

1. The stairway was not labeled as a fire-rated assembly. The Code addresses separation between the garage and attic, garage and dwelling and habitable areas and attic spaces, in terms of gypsum thickness, door thickness or 20-minute fire rated doors including attic stairs.
2. The stairway's well end header was not flush with the well frame. The header at the top of the stair should be flush with the attic well joist for holding strength.
3. The attic stairway was improperly installed utilizing screws, finishing nails, or pneumatic staples or nails. These fasteners do not have the same shear strength as nails and are not, therefore, as safe. Manufacturers typically require the use of 16d nails or 1/4" lag bolts and that 16 penny nails or 1/4" lag bolts be installed through the corner brackets for personal safety.
4. The stairway door was not insulated or insulated with batt-type fiberglass insulation which is not acceptable to some Authorities Having Jurisdiction and is a potential trip hazard. We recommend that only rigid insulation be used for personal safety.
5. The stairway door did not have a retainer installed to prevent loose fill insulation from spilling into the living space when the attic access is opened.
6. The attic stairs were damaged.

Ventilation

The attic appeared to be well ventilated using a combination of vent types. As a rule of thumb, the temperature within the attic space should be within 20oF of the temperature outside. A poorly ventilated attic may shorten the useful life of the roof cover. The vents should not be blocked during the winter season to prevent the increase in humidity which will have a biological impact in the attic space.

1. Insufficient attic ventilation
2. Damaged and / or missing soffit vent screens

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

- 3. Damaged and / or missing roof sheathing
- 4. Inadequate roof support and / or failed members
- 5. Bath / Kitchen vents terminating in attic
- 6. Evidence of moisture penetration
- 7. Deflection in roof surface
- 8. Evidence of insulation voids
- 9. Loose, missing or damaged gutters or downspouts
- 10. Damaged Access Ladder
- 11. Defective Attic Ventilator
- 12. Inadequate or Missing Attic Access
- 13. Purlin System Missing

Written Opinion:

The attic framing appeared to support the covering adequately with no visible signs of moisture penetration.

Useful Code References:

R807.1 Attic access.

Buildings with combustible ceiling or roof construction shall have an *attic* access opening to *attic* areas that exceed 30 square feet (2.8 m²) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

R802.5.1 Purlins.

Installation of purlins to reduce the span of rafters is permitted as shown in Figure R802.5.1. Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51 mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees (0.785 rad) from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center and the unbraced length of braces shall not exceed 8 feet (2438 mm).

NEC 320.23 In Accessible Attics. Type AC cables in accessible attics or roof spaces shall be installed as specified in 320.23(A) and (B).

(A) Where Run Across the Top of Floor Joists. Where run across the top of floor joists, or within 2.1 m (7 ft) of floor or floor joists across the face of rafters or studding, in attics and roof spaces that are accessible, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where this space is not accessible by permanent stairs or ladders, protection shall only be required within 1.8 m (6 ft) of the nearest edge of the scuttle hole or attic entrance.

(B) Cable Installed Parallel to Framing Members. Where the cable is installed parallel to the sides of rafters, studs, or floor joists, neither guard strips nor running boards shall be required, and the installation shall also comply with 300.4(D).

E. Walls (Interior and Exterior)

Comments:

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

Siding Materials: Brick Stone Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Wood

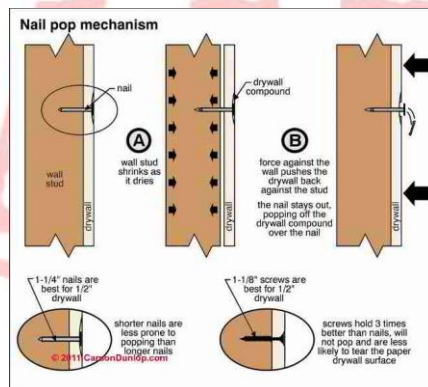
Note:

This was NOT a Code inspection; however, some items will be presented as a comparison against minimum Code standards. Items identified may not meet these standards but do follow common construction practices. The inspection Standards of Practice requires reporting deficiencies but do not define specifics in all cases. We may present these items, then, without recommendations for repair.

INTERIOR WALLS:

OBSERVATIONS:

There were cracks and/or nail pops within the angular ceiling joints of one or more rooms. Cracks in angular joints in ceiling covers are typically a result of the house’s dehumidification process and thermal movement and not necessarily an indicator of settlement or structural movement requiring repair. Such cracks observed, in this inspector’s opinion, were not deemed to be deficient or in immediate need of repair.



1. The freshly painted walls make it difficult to identify structural movement
2. Signs of structural settling/movement
3. Signs of significant structural movement/settling
4. Water stains on walls and / or ceilings
5. Non-Combustible Material Missing at Wall between Living and Garage

Written Opinion:

The interior walls display thin cracks along the joint lines in some areas; the cracks do not appear to be the result of significant structural concerns on the day of the inspection.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

The interior walls display cracks that suggest significant structural movement/settlement and should be evaluated further by a structural engineer.

EXTERIOR WALLS:

OBSERVATIONS:

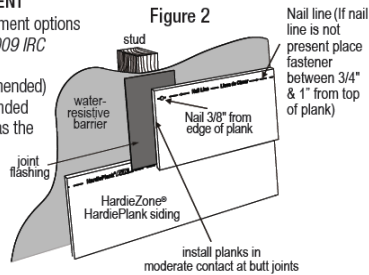
The exterior fiber cement board siding displays gaps / separation at the butt joints; the separation may be the result of both thermal and moisture expansion. If the product was too wet at the time of installation, shrinkage would likely occur per the manufacturer installation instructions.

The butt joints do not appear to be back flashed as required PMI.

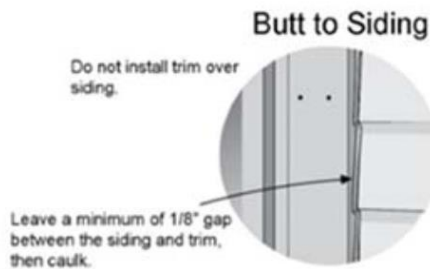
INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover



The fiber cement siding was installed beneath the trim rather than butting to the trim. A minimum 1/8" gap required between siding and trim.



Fiber Cement Siding Manufacturer Note:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints.

There was no flashing installed above projecting wood trim. Flashing shall extend to the surface of the exterior wall finish, continuously above all projecting wood trim.

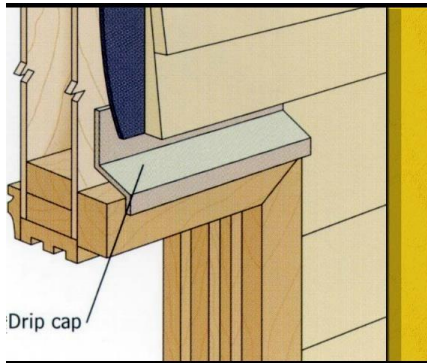
I = Inspected

NI = Not Inspected

NP = Not Present

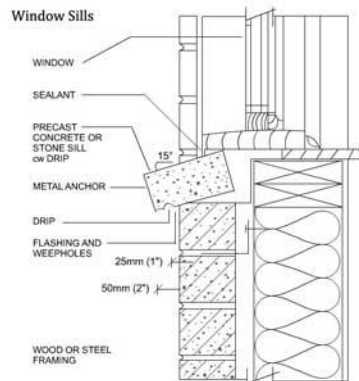
D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



The masonry window sills had a slope less than 15 degrees. This slope is recommended by the *Brick Institute of America* to ensure proper moisture run-off minimizing the risk of penetration and damage. We recommend that window-to-wall joints be monitored and re-caulked or otherwise sealed as necessary to minimize water penetration, reduce draft and improve energy efficiency at these areas. While technically deficient, the slope was positive (i.e. away from the window) and we make no recommendation for repair.

There was no flashing or weep holes observed beneath the masonry sill. While technically deficient, we make no recommendation for repair.



No lintels observed above masonry openings. Masonry over openings shall be supported by steel lintels, reinforced concrete or masonry lintels or masonry arches, *designed to support load imposed*. We are not able to determine the design strength and limit our evaluation to visible evidence of movement or failure. *The arches appeared to be performing at the time of this inspection.*

I = Inspected

NI = Not Inspected

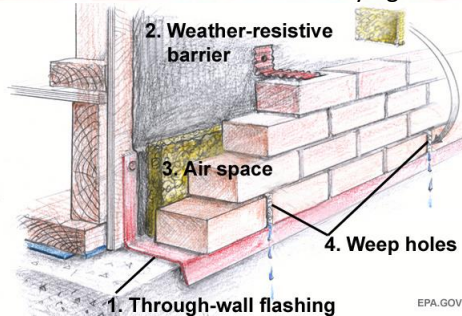
NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------



Weep holes not open, missing, and/or improper spacing. Weep holes should be located “in the outside wythe of masonry walls at a maximum spacing of 33 inches on center” and should not be less than 3/16” in diameter and should be located immediately above the flashing. The purpose of weep holes is to allow water which may penetrate behind the brick veneer to drain outside the structure. These should not be plugged or sealed, doing so may prevent moisture drain from behind the masonry and will not prevent insect infestation. Mulch, soil, etc. should not be allowed to cover these holes to minimize the risk of Wood Destroying Insects (WDI) infestation.



Flashing was either missing or improperly installed above cavities in the masonry veneer. Flashing above cavities in masonry walls should be *installed above* the steel lintel and should *extend through the wall out to the front edge* of the steel lintel. Note that we were not able to evaluate the window or door wraps behind the masonry which may be intended to serve as flashing. While technically deficient we make no recommendation for repair.

Note

Steel lintels are installed over windows and doors in masonry walls to provide support to the masonry above. Should the lintels corrode, the expansion or failure of the steel during this process may cause brick and mortar cracks and affect the wall integrity. The life of these lintels will be preserved through normal paint and maintenance which includes addressing any corrosion promptly.

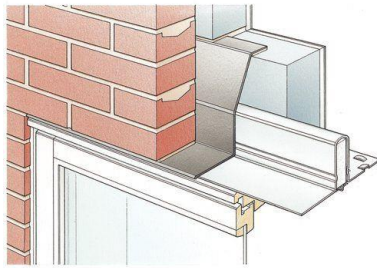
I = Inspected

NI = Not Inspected

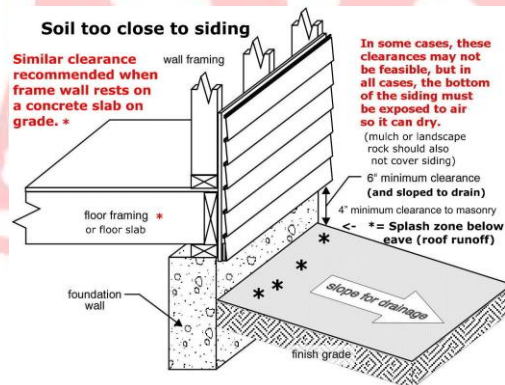
NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



The soil levels were high against isolated areas of the foundation grade beam. When soil levels and vegetation are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4" of clearance between the soil and the first course of bricks, and other materials should have 6" of clearance between other materials and the soil.



Drip/Weep screed missing at bottom edge of stucco. UBC 2506.5 Application of Metal Plaster Bases. "A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gauge), corrosion-resistant weep screed with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on all exterior stud walls. The screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type which will allow trapped water to drain to the exterior of the building. The weather- restive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed."

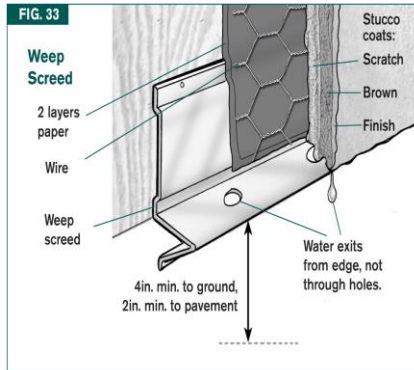
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N	NP	D	Inspection Item
---	---	----	---	-----------------



1. Fascia / trim boards are water damaged at some areas
2. Mortar is separated or missing in some areas
3. Caulking / Sealant separated or missing in some areas
4. Some cracks in the brick, stone, or stucco siding
5. Wood siding is water damaged in some areas
6. Siding / shingles are cracked, loose, or missing
7. Some siding fasteners are backing out
8. Flashing missing and / or incorrectly installed
9. Overlap on cement board < 1 1/4" inch
10. One or more areas were obstructed
11. Other Water Penetration Areas at Exterior Walls
12. Inadequate clearance between siding and grade
13. Stucco/Brick less than 2" clearance to surface
14. Stucco terminating below grade

Written Opinion: *The exterior siding displays signs of significant structural movement and should be evaluated further by a structural engineer. Refer to the photos above.*

Written Opinion: *The exterior walls/siding appear to be OK with the exception of the items above.*

F. Ceilings and Floors

Comments:

Note:

This was NOT a mold inspection. Any moisture related problem may result in mold, fungi, noxious odors, etc. and should be further inspected. The Environmental Protection Administration (EPA) has a booklet entitled *A Brief Guide to Mold, Mildew and Your Home*. It is available as a downloadable pdf file and may be found at:

Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

<http://www.epa.gov/mold/moldguide.html>

Should there be a concern, we recommend that a qualified, licensed mold inspector further evaluate these areas and make recommendations for remediation and repair as necessary.

No immediate evidence of a Deficiency was observed.

OBSERVATIONS:

1. Ceiling cracks in some areas
2. Water stains on ceiling
3. Some cracks in the brick, stone, or stucco siding
4. Floor cracks in some areas
5. Water stains on floor
6. Ceiling Missing at Garage

Written Opinion:

G. Doors (Interior and Exterior)

Comments:

OBSERVATIONS:

1. Damaged/Missing doors:
2. Safety glass not present:
3. Doors do not operate properly:
4. Sliding glass door slides poorly
5. Doors loose on hinges
6. Sliding screen door is missing / or damaged
7. Doors rub, stick, or hit frames
8. Deficient Hardware
9. Double cylinder locks pose safety consideration
10. Missing / Deficient weather stripping
11. Door is less than 1-3/8" thick
12. Door between living and Garage Not Fire-Rated (20 min.)
13. Door between living and Garage not self closing
14. Door locks or doorknobs are in need of repair at rear

Garage Doors Type: Metal Wood Fiberglass

Doors / panels are damaged

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

Written Opinion:

H. Windows

Comments:

Note:

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of the inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

OBSERVATIONS:

The window sills had been drilled for the installation of alarm contacts. Manufacturers of most window frames specifically prohibit drilling holes in the window sill for installation of alarm contacts. We were not able to determine whether there was any hidden latent damage caused by this condition. We recommend that each of the contacts be caulked as a preventative measure against moisture damage.

1. Some windows are difficult to open or close
2. Windows in sleeping area are of inadequate size for egress
3. Some glass panes are loose, damaged, or missing
4. Thermal pane window seals have failed, moisture present
5. Some window lift supports loose, damaged, missing
6. Inspection of the windows was limited
7. Some window / door screens are damaged or missing
8. Burglar bars do not provide adequate emergency egress
9. Absence of safety glass
10. Caulking / plastic, etc. damaged and / or missing
11. Window sill height exceeds 44" egress
12. Window sill height less than 24" from the floor when the window is 72" above finished grade
13. Inspection of the windows was limited due to furniture, window covers and / or stored items

Written Opinion:

I. Stairways (Interior & Exterior)

Comments:

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

OBSERVATIONS:

1. Baluster Spacing on steps exceeds 4-3/8"
2. Vertical railing spacing is greater than 4"
3. Landing Undersized or Missing
4. Improper dimensions of stair risers
5. Improper dimensions of stair tread
6. Hand railing is loose / missing at one or more locations
7. Hand railing is not terminated properly
8. Hand railing is not at proper height

Written Opinion: The stairs appeared to adequately installed however, the items above should be improved.

J. Fireplace and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

Unable to fully view all fireplace components

Note:

This inspection of these fireplaces was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney and termination cap had been properly or safely built. We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel.

OBSERVATIONS:

The fireplace combustion air vent was not properly installed. The exterior air intake for a fireplace shall **not be located at an elevation higher than the firebox** and shall be capable of supplying all combustion air from the exterior of the dwelling or from spaces within the dwelling ventilated with outside air such as non-mechanically ventilated crawl or attic spaces. Note that manufacturers may allow alternative design and methods and points of termination. The owner's manual was not available for evaluation.

1. No gas valve access door
2. Lintel, Hearth, surrounding materials damaged or missing
3. Deficiencies in Chimney structure or components
4. Adequate clearance from combustible materials
5. Creosote build-up in firebox or flue
6. Absence of fire blocking at attic penetration
7. Damper does not operate or is missing
8. Deficiencies in combustion air vent

Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 9. Circulating fan missing or damaged
- 10. Chimney coping or spark arrestor damaged or missing
- 11. No firebox screen
- 12. Burner pipe is damaged or improperly installed
- 13. No damper block observed

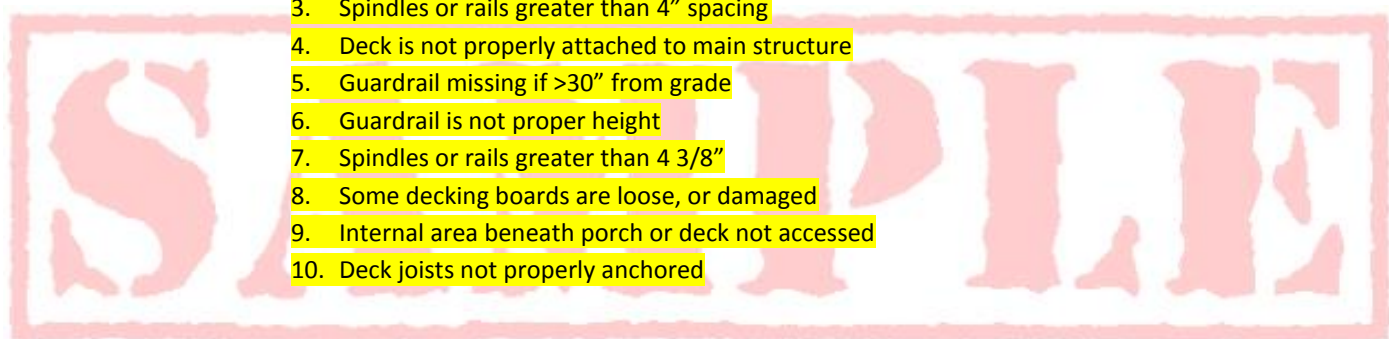
Written Opinion: *The fireplace appears to be in fair/serviceable condition however, the flue should be cleaned prior to use.*

K. Porches, Balconies, Decks and Carports

Comments:

OBSERVATIONS:

- 1. Structural deficiencies
- 2. Step down from house to exterior surface < 3 1/2"
- 3. Spindles or rails greater than 4" spacing
- 4. Deck is not properly attached to main structure
- 5. Guardrail missing if >30" from grade
- 6. Guardrail is not proper height
- 7. Spindles or rails greater than 4 3/8"
- 8. Some decking boards are loose, or damaged
- 9. Internal area beneath porch or deck not accessed
- 10. Deck joists not properly anchored



Written Opinion: *The deck appeared to be in fair/serviceable condition however, the items above should be evaluated further and improvements made.*

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main/Sub Disconnect Panel: Overhead Service Underground Service
Type of Wire: Copper Aluminum

Note:

The minimum standards for electrical service continue to evolve for the safety of the homeowner. Changes to the code are intended to make each home safer from fire and shock hazards. The Texas Real Estate Commission (TREC) has adopted Standards of Practice which require an Inspector to report conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N	NP	D	Inspection Item

determined, without regard to the Code at the time the house was built. The adequacy of the electrical service and load calculations are outside of the scope of this inspection.

Grounding: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete encased electrodes or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques. *(Definition: National Electric Code, International Residential Code)*

Bonding: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors: pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault. *(Definition: National Electric Code, International Residential Code)*

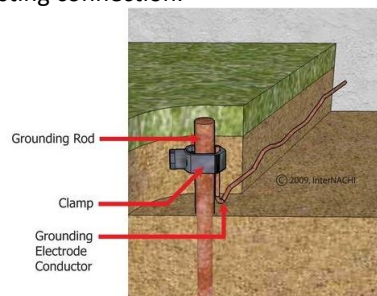
Service entrance and panels. The inspector shall report as Deficient, deficiencies in bonding and grounding. §535.229(a)(1)(G)(v) and §535.229(b)(1)(E)(iii)

§535.227(5) (A)(iii) Departure – An inspector may depart from the inspection of a component or system required by the standards of practice only if, in the reasonable judgment of the inspector, *conditions exist that prevent inspection of an item.*

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

OBSERVATIONS:

The clamps at the ground rods did not appear to be proper (i.e. rated for ground rods). The clamp observed was listed as a pipe clamp for metal water or gas lines. We recommend the use of a brass “acorn” style clamp, U.L. listed and approved for direct burial, on the ground rod for a more secure, longer lasting connection.



Note:

The rod and pipe electrodes shall be installed such that at least 8' of length is in contact with the soil. **The upper end of the electrodes shall be flush with or below ground except where the aboveground end and the grounding electrode conductor attachment are protected against physical damaged**

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

- A/C condensing unit specifies max amp Breaker of 30 Amp and a 30 Amp Breaker in use (OK)
- A/C condensing unit specifies max amp Breaker of 30 Amp and a 40 Amp Breaker in use (NOT OK)
- A/C #1 condensing unit specifies max amp Breaker of 30 Amp and a 30 Amp Breaker in use (OK)
- A/C #1 condensing unit specifies max amp Breaker of 35 Amp and a 50 Amp Breaker in use (NOT OK)
- A/C #2 condensing unit specifies max amp Breaker of 20 Amp and a 20 Amp Breaker in use (OK)
- A/C #2 condensing unit specifies max amp Breaker of 30 Amp and a 40 Amp Breaker in use (NOT OK)
- 1. Service line has inadequate clearance to the ground
- 2. Service drop / mast is loose and / or pulling away
- 3. Panel is not labeled
- 4. Grounding electrode is not secure to rod
- 5. Panel does not have adequate clearance / accessibility
- 6. Inside cover is not in place or Secure
- 7. Panel has more than 6 disconnect, main required
- 8. Doubled lugged breakers / Fuses
- 9. Incorrect size of wire on breakers / fuse
- 10. One or more knockouts are missing
- 11. 240 breakers installed without trip ties
- 12. Lack of anti-oxidants on aluminum conductor terminals
- 13. Evidence of arcing or excess heat
- 14. Ground wire / rod/ CWB could not be verified
- 15. Grommets or Box Connectors Missing
- 16. Not Bonded and Grounded
- 17. Panel cover(s) are loose at the wall
- 18. Missing or improper trip ties
- 19. Ground /ARC Fault Circuit Inoperable
- 20. Evidence of arcing or excess heat
- 21. Incorrect size of breakers / fuses
- 22. Panels are not labeled
- 23. Incorrect size of wire on breakers / fuses
- 24. Not properly grounded or bonded
- 25. Panel(s) installed at improper location
- 26. Double lugged breakers
- 27. Panel covers, knockouts, cable clamps missing/loose
- 28. Lack of anti-oxidants on aluminum conductor terminals
- 29. Grounds and neutrals on same bus bar
- 30. Panel cover(s) are loose at the wall
- 31. Missing or improper trip ties

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

Written Opinion:

Useful Code References:

E3604.3 Point of attachment.

The point of attachment of the service-drop conductors to a building or other structure shall provide the minimum clearances as specified in Sections E3604.1 through E3604.2.2. In no case shall the point of attachment be less than 10 feet (3048 mm) above finished grade.

E3604.4 Means of attachment.

Multiconductor cables used for overhead service conductors shall be attached to buildings or other structures by **fittings approved for the purpose.**

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments:

Note:

Ce concealed connections of copper and aluminum wires / electrical components were not inspected Recommend any aluminum branch circuit be thorough evaluated by a licensed electrician for compatibility of wiring devices, appropriate connections, and treatment.

Ground Fault Circuit Interrupters (GFCIs)

GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Installations of these devices in the locations specified are recommended as safety upgrades. These locations include: *All kitchen countertop receptacles, and bathroom receptacles, receptacles within 6' of sinks, all outdoor receptacles and all receptacles outlets, including ceiling receptacles for any overhead garage door operators.* Missing GFCIs per today's standard is a [TREC Standards of Practice reporting requirement](#).

(Report as in Deficient the lack of ground /ARC fault circuit protection where required)

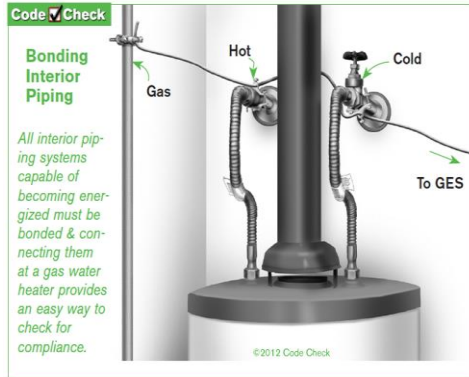
Kitchen	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Bathroom	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Exterior	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Garage	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Basement	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Wet Bar	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Crawlspace	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Laundry	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
A/C Unit	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.
Pool/Spa	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Miss-def.

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard however, the home was built before the GFCI protection was implemented and appears to be functioning as intended on the day of inspection.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Metallic water pipes were not bonded across the Water Heater.



Gas meter did not appear to be bonded as required.

Useful Code References:

E3609.7 Bonding other metal piping.

Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure

Fixtures:

- Ceiling fans inoperable or in need of repair
- Light fixtures inoperable or in need of repair
- Closet light fixture does not have proper clearance
- Some light fixture covers are damaged / missing

Lights/Fans above Bathtubs:

National Electric Code states in Article 410.4(D) Bathtub and Shower Areas. No parts of cord-connected luminaires (fixtures), hanging luminaires (fixtures), lighting track, pendants, or ceiling-suspended (paddle) fans shall be located within a zone measured 900 mm (3 ft) horizontally and 2.5 m (8 ft) vertically from the top of the bathtub rim or shower stall threshold. This zone is all encompassing and includes the zone directly over the tub or shower stall.

OBSERVATIONS:

1. Test indicate reverse polarity
2. Wiring is unsupported beneath the structure
3. One or more junction boxes do not have covers
4. Lack of anti-oxidants on alumni conductor terminals

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N	NP	D	Inspection Item
---	---	----	---	-----------------

5. One or more connections are not in junction boxes
6. GFCI are not properly installed or operate properly
7. Evidence of arcing or excessive heat
8. Improper use of extension cords as permanent wiring
9. Loose, damaged, missing outlets / switches / covers
10. Test indicate open circuit, no power at various outlets
11. Aluminum wiring connected to devices not CO/ALR rated
12. Inadequate outlet spacing (6'-12' rule)
13. Lack of disconnect at:
14. Outlet/Switches inoperable at:
15. Lack of Ground/Bonding at:
16. Two-conductor system without benefit of bare ground wire (typical in older homes)
17. Inappropriate Ground Type receptacles installed on two-conductor system

Smoke and Fire Alarms:

Smoke alarms are not present in each sleeping area

No smoke alarm in hallway

Smoke alarms are loose at ceiling / walls

Smoke alarms did not function / safety hazard

This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are un-monitored, we may depart from the standard and not test these devices, but will report that below. Otherwise, all *accessible* devices are tested with the integral Test button as recommended by the manufacturer.

Without regard to the age of the house, or standards in place at that time, single or multiple station alarms should be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms (i.e. hallways or common areas) and in the living space of each story of the building. Missing alarms per these standards is a deficiency per the *TREC Standards of Practice* and must be reported as such.

The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced. Manufacturers typically state that their devices should be replaced after 10 years.

Safety: The alarms should be tested regularly per the manufacturer’s instructions; typically weekly. At a minimum, alarms should be tested per the National Fire Protection Association’s recommendations; test every six months and replace batteries every year.

Performance Opinion:

Some detectors were missing; recommend detectors be replaced and/or updated when moving into a pre-owned property.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Types of Systems:

Central

Heat Pump

Wall Heater

Energy Sources:

Gas

Elect

Comments:

Note:

Older heating and air conditioning units may have an increased possibility of developing problems at anytime and may have limited useful life remaining and the need for replacement may exist. The inspector is a generalist only and only visible components can be inspected! The inspector may recommend that a professional licensed HVAC technician examine the entire climate control system and give the client a second opinion. Programmable digital thermostats and set back features on thermostats are not inspected. Accessories such as humidifiers, motorized dampers and electric filters are not inspected. Through wall units and windows ac units are also not inspected.

OBSERVATIONS:

1. Heat pump could not be operated/outside temp >70 degrees
2. Operation of heating elements
3. Unit is not at least 18" above garage floor
4. Condition of Conductors
5. Systems does not operate according to manufacturer design
6. Evidence of Significant rust
7. No gas cutoff valve within 6'
8. Blower fan assembly is dirty / or vibrating
9. Inadequate conditioned, combustion, and dilution air
10. Blower door safety switch broken or missing
11. Improper Gas connector materials and connections
12. Heater flue is too close to combustibles
13. Lack of protection from physical damage
14. Gas leak detected
15. Evidence of improper flame (impingement, uplifting, color)
16. Inappropriate location or inadequate access and clearances
17. Inoperable thermostat, controls, or operating component
18. Forced Air in burner compartment
19. System shows signs of being dirty: Recommend cleaning, servicing, and further evaluation by licensed professional
20. Deficiencies in mounting and operation of Window Units
21. Flue is loose or not properly connected to the unit
22. Burners, burner ignition devices or heating elements, switches, and/ or thermostat not rated or at least 18" from Garage floor.
23. Improper or missing walkway to unit in attic

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

Written Opinion: *The heating cycle operated adequately on the day of the inspection however, the items above should be improved to prevent future issues. Thermostats were used in manual mode only. The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat and observing a) flame ignition, b) fan operation, c) heat generation and d) cessation of fan operation when the demand was withdrawn.*

Flame impingement, uplifting flame, improper flame color, or excessive scale buildup may reflect damage to the heat exchanger and the general condition of the unit(s) and will be reported if observed. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life.

B. Cooling Equipment

Types of System: Central Evaporative Cooler Window Unit

Comments:

Note:

The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the *reasonable judgment of the inspector*. This is not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15o F – 20o F drop between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: [Construction Science Department, College of Architecture | Texas A&M University](#)] The temperature differential is typically measured at the duct work as close to the evaporator as feasible.

OBSERVATIONS:

- Unit – Supply air temp 45 Return air temp 61 Temperature differential: 16 Degrees F (OK)
- Unit – Supply air temp 45 Return air temp 61 Temperature differential: 16 Degrees F (NOT OK)
- Unit #1 – Supply air temp 45 Return air temp 61 Temperature differential: 16 Degrees F (OK)
- Unit #1 – Supply air temp 45 Return air temp 55 Temperature differential: 10 Degrees F (NOT OK)
- Unit #2 – Supply air temp 45 Return air temp 61 Temperature differential: 16 Degrees F (OK)
- Unit #2 – Supply air temp 45 Return air temp 55 Temperature differential: 10 Degrees F (NOT OK)
- Temperature differential is not within range of 15 to 20 degrees Fahrenheit

1. Refrigerant lines not properly insulated
2. Condenser unit coil fins damaged / dirty
3. Missing conduit on low voltage wiring
4. Condenser unit not level or 3" above grade
5. Condenser installed too close to structure <18"

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 6. Primary condensate line not insulated in open area
- 7. Condenser airflow restricted
- 8. Dryer vent is too close to unit
- 9. Air handler plenum is not properly sealed
- 10. No electric disconnect within sight of unit
- 11. Condensate line termination point was not determined
- 12. Noticeable vibration of blower fan or condensing fan
- 13. Water in auxiliary/secondary drain pan
- 14. Lack of GFCI near unit for technician
- 15. Condensate line terminates too close to structure
- 16. Deficiencies in mounting and operation of Window/Wall Unit
- 17. Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees
- 18. Fahrenheit at the time of inspection. ***Operation at or below 60 degrees could cause damage to the unit.***
- 19. System shows signs of being dirty. Recommend cleaning, servicing and / or further evaluation by licensed professional
- 20. Minimum 30" clearance above and to the side for maintenance
- 21. Lack of work platform (>30")
- 22. Lack of 24" Walkway, light near unit, or outlet
- 23. Greater than 20 feet from access
- 24. Scuttle opening less than 22" by 30"

OBSERVATIONS:

EVAPORATIVE COOLERS ONE SPEED TWO SPEED Water Supply Line:

- 1. Unit winterized, drained and shut down
- 2. Unit Inoperative
- 3. Inadequate access and clearances
- 4. Less than one-inch air gap
- 5. Lack of Damper
- 6. Rust damage/decay/corrosion on unit or components at:
- 7. Deficient Pump/System at:

Written Opinion: *The unit operated adequately on the day of the inspection however, the items above require improvements.*

Written Opinion: *The unit did not perform adequately; recommend further evaluation /servicing /repairs by an HVAC professional for but not limited to the items identified above.*

Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

C. Duct Systems, Chases, and Vents

Comments:

Types of ducting: Flex ducting Duct board Metal

OBSERVATIONS:

1. Portions of the duct within the attic space were in contact with other runs, or were separated only by insulation batting. Moisture can condense on flex duct that does not have adequate airflow around it. This moisture can damage surrounding materials and can contribute to fungal growth. This is more important in humid climates than in dryer climates. While the insulation may reduce condensation, the insulation may still absorb moisture and allow fungal growth. We recommend
2. Some supply registers were installed backwards and should be turned 180°. Supply register placement along an interior wall with supply throw toward the outside walls is the proper orientation in a cooling climate such as Texas. Manual T (Air Distribution Basics) from ACCA supports this air pattern. Air conditioning supply registers are intended to wash the outside walls; that is, to direct air against the outside walls and windows and to return that hot air to the system for removal of that heat.

1. Ducting is kinked, restricted or improperly routed
2. Inadequate support of ductwork/contacts earth
3. Some ducting moisture barrier is damaged or missing
4. Deficiencies in materials used for vent system
5. Return air filter needs cleaning or replacement
6. Absence of air flow at supply register
7. Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and or chases
8. There is inadequate venting for carbon monoxide to the exterior from the garage or storage room

Written Report:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: front yard

Location of Main Water Supply Valve: front yard

Static Water Pressure Reading: 90 psi Below 40 psi Lack of reducing valve over 80psi

Comments:

Note:

The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include time of day and demand on the system including use of dishwasher, clothes washer, irrigation systems, etc. Acceptable pressure is between 40 and 80 psi.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Plumbing fixtures may not be operated if appliances or timers were connected to them, or if operating the fixtures may cause water spillage. Typical fixtures that may not be operated were clothes washer connections and refrigerator ice-maker connections.

Note:

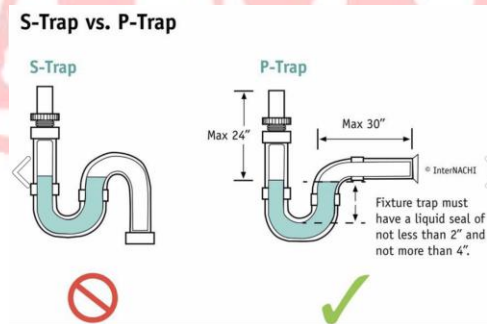
This inspection company does not inspect private water wells, private septic systems and water softeners. Drains, Sewage and plumbing pipes in walls, ceilings and floors and plumbing lines embedded in the concrete slab or underground are not visible and cannot be inspected. Only visible plumbing components are inspected.

OBSERVATIONS:

P3201.5 Prohibited Trap Designs.

The following types of traps are prohibited:

1. Bell traps.
2. Separate fixture traps with interior partitions, except those lavatory traps made of plastic, stainless steel or other corrosion-resistant material.
3. "S" traps.
4. Drum traps.
5. Trap designs with moving parts.



Sinks:

1. Incompatible connecting devices
2. Caulking or grout missing or damaged
3. Vegetable sprayer inoperable
4. Leakage around sink(s)
5. Hot and cold water reversed
6. Loose or damaged faucet handles
7. Sink stopper missing or damaged
8. Drain stop inoperable

I = Inspected

NI = Not Inspected

NP = Not Present

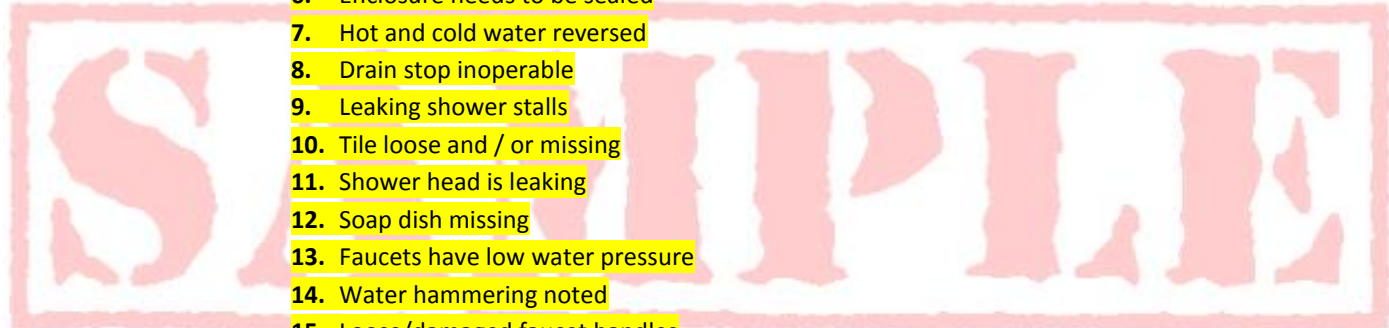
D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

- 9. No shut off valves under sink
- 10. Drains have no visible "P" trap
- 11. Sink leaks into cabinet below
- 12. Inadequate draining
- 13. Faucets have low water pressure
- 14. Water hammering noted
- 15. Overflow not working

Bathtubs and Showers:

- 1. Leakage around tub / shower
- 2. Absence of safety glass enclosure
- 3. Improper slope of shower
- 4. Caulking or grout missing or damaged
- 5. Shower Diverter valve not operating
- 6. Enclosure needs to be sealed
- 7. Hot and cold water reversed
- 8. Drain stop inoperable
- 9. Leaking shower stalls
- 10. Tile loose and / or missing
- 11. Shower head is leaking
- 12. Soap dish missing
- 13. Faucets have low water pressure
- 14. Water hammering noted
- 15. Loose/damaged faucet handles



Commodes:

- 1. Leakage around commodes
- 2. Seal leaking between tank and bowl
- 3. Loose at floor mounting
- 4. Bowl is cracked or damaged
- 5. Flush mechanism inoperable
- 6. Tank water level is too high
- 7. Tank lid is broken or missing
- 8. Bowl refill tube is missing
- 9. Flapper valve is faulty

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

Washing Machine Connections:

1. Washing machine connected at this time - faucets, drains not tested for proper operation
2. Leakage at plumbing connections
3. Dryer vented into attic or under

Exterior Plumbing:

1. Exterior hose bibs do not have back flow prevention
2. Faucet handles are loose, damaged or missing
3. Leakage present
4. Plumbing Leaks/Hose Bibs/Sprinkler System

Written Opinion: Recommend improving items above.

B. Drains, Wastes, and Vents

Comments:

Note:

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled to capacity for leak testing in order to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from licensed plumbers, but typically takes 24 hours. Such testing is recommended in older homes (40+ years), homes with previous foundation repair and homes with evidence of poor foundation performance.

OBSERVATIONS:

There was an unlisted drain line installed beneath the bathroom sink. Flexible drain lines are considered to be temporary repairs due to the propensity of the ridges to trap oils, hair, debris, etc. leading to blockage. We recommend that temporary drain lines be replaced.



Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

Written Opinion:

C. Water Heating Equipment

Energy Sources: Natural Gas

Electric

Propane

Capacity: #1 40 Gallons

#2 50 Gallons

Comments:

-Hot water temp is 115 (Above 120 deg. F is a safety hazard)

OBSERVATIONS:

1. Electrical disconnect missing /inadequate clearance
2. Water Leakage around unit
3. No bonding observed
4. Improper gas line materials
5. Leakage around connections
6. Flue/Vent is loose, damaged or poorly connected
7. Hot and Cold water lines reversed
8. Unit is installed with inadequate access and clearances
9. Missing or inoperable cold water shut off
10. Unit is not properly vented for combustion air
11. Gas shut off is leaking or wrong type
12. Unit installed in an unsafe location
13. Gas leak detected around unit
14. One or more covers are missing or damaged
15. Lack of pan and drain system/improper termination
16. Operation of heating elements on electric units
17. Lack of protection from physical damage
18. Improper Flame
19. Missing 24' walkway to unit in attic
20. Mineral deposit noises can be heard in the unit
21. Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections
22. Unit is located in the garage or adjacent area and is not elevated so that its ignition source is 18" above the floor if required
23. Lack of an expansion tank when a pressure reduction valve is in place at the water supply line

Useful Code References:

Plumbing Code:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

504.7 Required pan.

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (0.6010mm) (No. 24 gage), or other pans approved for such use.

M2005.2 Prohibited locations.

Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom **shall be installed in a sealed enclosure so that combustion air will not be taken from the living space.** Installation of direct-vent water heaters within an enclosure is not required.

Water Heater Temperature and Pressure Relief Valve:

-T/P valve inspected/verified, verified but NOT TESTED

Note:

Manufactures typically require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and inspected by a qualified plumber every 3 years. If the valves were found to be worn or defective as the result of testing and/or inspection, they should be replaced. When a T&P valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak.

OBSERVATIONS:

1. Drain not plumbed to floor, exterior, pan, waste receptor
2. T/P valve has no drain line / or wrong size
3. Drain line runs uphill at some point
4. Corrosion or leakage at connections
5. Drain line is threaded at termination point
6. Drain line is not within 6" to floor/waste receptor

Written Opinion: *The Water heater operated OK however, the items above should be evaluated/improved to prevent future issues.*

D. Hydro-Massage Therapy Equipment

Comments:

OBSERVATIONS:

1. Access panel is inaccessible
2. Lack of ground fault circuit interrupter
3. Improper location of switch
4. The presence of active leaks

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 5. Electrical motor not bonded
- 6. Inoperative unit(s)
- 7. Vacuum switch does not operate
- 8. Inaccessible pump(s) or motor(s)
- 9. Deficiencies in ports, Valves, Grates and Covers

Written Opinion: *The unit operated OK however, the items above require improvements*

E. Other
Comments:

V. Appliances
A. Dishwashers
Comments:

OBSERVATIONS:

- 1. Surface mold present; consider servicing unit
- 2. Unit leaking
- 3. Unit is hard wired
- 4. No anti-siphon loop
- 5. Soap dispenser is not functioning properly
- 6. Unit is not properly secured
- 7. Rust is present in interior of unit
- 8. Door seal is damaged or leaking
- 9. Failure to drain properly
- 10. Deficiency in rack, rollers or spray arm

Written Opinion: *The unit operated OK however, the items above require improvements.*

B. Food Waste Disposers
Comments:

OBSERVATIONS:

- 1. Unit leaking
- 2. Inoperative Unit
- 3. Damaged grinding components
- 4. Excessive Vibration
- 5. Corrosion on unit
- 6. Unit hardwired (should be plug device)
- 7. Splash guard is damaged
- 8. Improper Mounting

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

9. Unit drain below P-trap

Written Opinion: The unit operated OK however, the items above require improvements.

C. Range Hood and Exhaust Systems

Comments:

OBSERVATIONS:

1. Filter is dirty / greasy / missing
2. Light / lens not functional
3. Vent pipe terminates improperly / improper material
4. Fan / motor assembly vibrates / or is noisy
5. Control knobs / switches are defective or missing
6. Fan / blower does not work / or work at all speeds
7. No secure mounting of the unit

Written Opinion: The unit operated OK however, the items above require improvements.

D. Range, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

OBSERVATIONS:

1. Control knobs are loose and /or missing
2. Gas leaks detected around unit
3. Burners do not operate
4. Improper or absence of gas shut off valve
5. Inadequate clearance from combustibles
6. Improper materials used for gas connections
7. Absence of anti-tilt devise
8. Deficiencies in the operation of gas flame

Written opinion: The unit operated OK however, the items above did not and require improvements.

OBSERVATIONS:

Oven Type Unit: Electric Gas

Oven Type Unit #1: Electric Gas

Oven Type Unit #2: Electric Gas

Unit tested at 350 degrees and 320 with a 30 Degree variance (max 25 degrees) (NOT OK)

Unit tested at 350 degrees and 345 with a 05 Degree variance (max 25 degrees) (OK)

Unit #1 tested at 350 degrees and 320 with a 30 Degree variance (max 25 degrees) (NOT OK)

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Unit #2 tested at 350 degrees and 345 with a 05 Degree variance (max 25 degrees) (OK)
 Unit #1 tested at 350 degrees and 320 with a 30 Degree variance (max 25 degrees) (NOT OK)
 Unit #2 tested at 350 degrees and 345 with a 05 Degree variance (max 25 degrees) (OK)

Note:

The Texas Real Estate Commission (TREC) requires that a variance of more than +/- 25o when tested at an oven setting of 350o be reported as a deficiency.

1. Control knobs are loose and / or missing
2. Gas leaks detected around unit
3. Unit is not properly secured
4. Deficiencies in the operation of gas flame
5. Door seal is damaged or leaking
6. Broiler / heating element does not operate
7. Inadequate clearance from combustibles
8. Interior light does not operate
9. Deficiencies in thermostat(s) sensor support
10. Glass panels and/or hardware
11. Deficiencies in the operation of the timer and thermostat

Written opinion: The unit operated OK however, the items above did not and require improvements.

E. Microwave Ovens

Comments:

OBSERVATIONS:

1. Deficiencies in door seal / tightness
2. Does not operate by heating a container of water
3. Interior light does not operate
4. Timer does not function

Written Opinion: The unit operated OK however, the items above require improvements.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

OBSERVATIONS:

One or more bathroom exhaust fans did not terminate outside the building. We were not able to view the point of termination for some of the bathrooms' exhaust fans to allow a full inspection and evaluation, but there were no roof or wall jacks observed which could have served as a point of termination. These vents, therefore, were also presumed to terminate within the attic or at the soffit.

I = Inspected

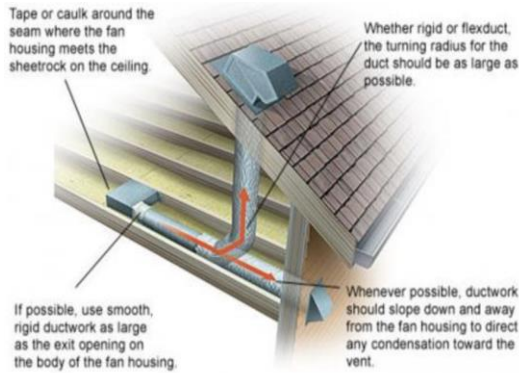
NI = Not Inspected

NP = Not Present

D = Deficiency

I	N	NP	D	Inspection Item
---	---	----	---	-----------------

The air removed by every mechanical exhaust system should be discharged to the outdoors. Air should not be exhausted into an *attic, soffit, ridge vent or crawl space.*



1. Units are loose at ceiling and / or wall
2. Heat lamp timer does not work
3. Unit motor and / or fan is noisy
4. Missing covers
5. Lack of exhaust ventilator if required
6. Non-vented wall heaters (considered a safety hazard)
7. Vent pipe does not terminate outside the structure
8. Unit Inoperable

Written Opinion: *The exhaust fans operated adequately however, the items above should be improved.*

G. Garage Door Operators

Comments:

OBSERVATIONS:

1. Auto reverse does not work-safety hazard
2. Switch is installed at improper height
3. Missing safety wire inside door spring
4. Switch is loose or damaged
5. Opener is not properly secured
6. Electronic sensor does not operate
7. No emergency release rope to disable opener
8. Door locks or side ropes that have not been removed or disabled
9. Electronic sensor not installed or improper height (5")

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

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

Written Opinion: The door openers operated adequately.

H. Dryer Exhaust Systems

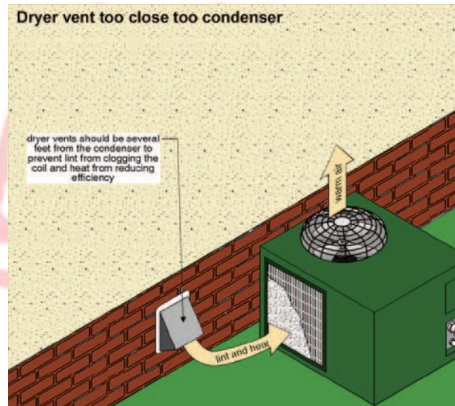
Comments:

OBSERVATIONS:

Dryer vent terminates too close to the condensing unit (mechanical air intake).

IMC 501.2.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances: For **all environmental air** exhaust: 3 feet from property lines; 3 feet from operable openings into buildings for all occupancies other than group U, and **10 feet from mechanical air intakes**. Such exhaust shall not be considered hazardous or noxious.

ENVIRONMENTAL AIR. Air that is conveyed to or from occupied areas through ducts which are not part of the heating or air-conditioning system, such as ventilation for human usage, domestic kitchen range exhaust, bathroom exhaust and domestic clothes dryer exhaust.



1. Dryer vent cover is loose, damaged or missing
2. Dryer is not vented properly to exterior wall or roof
3. Improper routing and length of vent pipe
4. Inadequate vent pipe material
5. Improper termination
6. Damaged or missing flapper termination
7. Dryer vent flapper is stuck in the open position
8. The lack of dryer vent system when provisions are present for a dryer

Written Opinion: The dryer vent appeared to be OK

Report Identification:

Address:

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

I. Other

Comments:

Additional Comments on Condition of Inspected System

If the inspector indicates the presence of galvanized piping, the inspector recommends that the water not be consumed. The inspector recommends contacting a professional water filtration and purification company for further analysis.

This report does not address hidden plumbing leaks, such as buried or sub slab plumbing, tree roots in lines, shower pans, etc... A licensed plumber would have to test for these issues.

The Inspector does not test for water leaks. The inspector will report any signs of water penetration and damage and report on the condition of the visible roofing material only.

Thermal pain window seals do not always show immediate signs of failure. The inspector cannot guaranty the condition of the thermal window pane seals.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Recommend system serviced; several heads need adjusting and one head did not operate

Surface water leaks

Absence of shut-off valves

Lack of rain or freeze sensor

Deficiencies in the condition of the conductor box

Absence or improper installation of anti-siphon devices and backflow preventer

Deficiencies in water flow or pressure at the zone heads

Deficiencies in zone:

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of construction: Vinyl Fiberglass Above Ground Gunite

Comments:

Lack of bonding at pump, blower, or other electrical equipment to ground

The absence of or deficiencies in safety barriers:

Fence: H, 48" C, 2" grade 4" concrete Latch, 54" 4" spindles non-climbable

EXIT ALARM: Present Absent

Water leaks in above ground pipes and/or equipment

Deficiencies in lighting fixtures

The lack or failure of required GFCI protection

DEFICIENCIES FOUND IN:

Surfaces

Tiles, Coping, and Decks

Drains, Skimmers, Valves

Slides, Steps, Diving Boards, Handrails, and other equipment

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin TX 78711-2188
(http://www.trec.texas.gov)

(512) 936-300

©Copyright 2017 Alamo City Home Inspections, All Rights Reserved

This report has been prepared exclusively for the client(s) named and is not transferable to anyone in any form.

Report Identification:

Address:

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

I	N	NP	D	Inspection Item
---	---	----	---	-----------------

Filters, Gauges, Pump Motors, Controls and Sweeps

Pool Heater GAS ELECTRIC

C. Outbuildings

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:



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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin TX 78711-2188
(<http://www.trec.texas.gov>)

(512) 936-300

©Copyright 2017 Alamo City Home Inspections, All Rights Reserved

This report has been prepared exclusively for the client(s) named and is not transferable to anyone in any form.

Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item

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

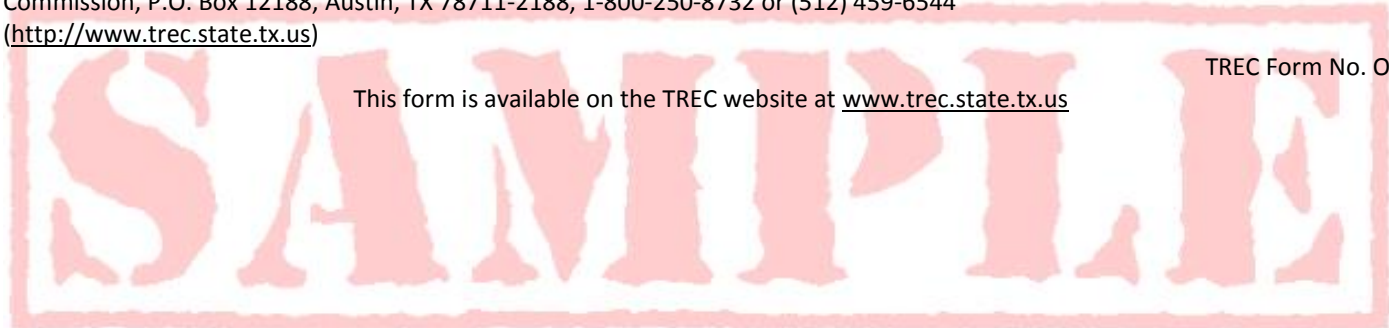
These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors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

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

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us



Report Identification:

Address:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
---	--------	----	---	-----------------

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO
TREC**

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**

**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**