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## RESIDENTIAL INSPECTION

18220 Co Rd 4001

Mabank, TX 75147



Inspector

**John Vaden**

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# PROPERTY INSPECTION REPORT

**Prepared For:** Gena Lancaster & Eric Holcomb

(Name of Clients)

**Concerning:** 18220 Co Rd 4001, Mabank, TX 75147

(Address or Other Identification of Inspected Property)

**By:** John Vaden - T.R.E.C. #21359

(Name and License Number of Inspector)

05/27/2021 9:00 am

(Date)

## 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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

*House faces:* North

*In Attendance:* Owner, Buyer

*Occupancy:* Furnished, Occupied

*Temperature:* 81°F

*Time In:* 9 AM

*Time Out:* 12:00pm

*Type of Building:* Single Family

*Weather Conditions:* Dry

*Additional Information:*

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY **Gena Lancaster & Eric Holcomb** THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT

ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the prospective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

## SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection**. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

## GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

(i) items other than those listed within these standards of practice;

(ii) elevators;

(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;

(iv) **anything buried, hidden, latent, or concealed;**

(v) sub-surface drainage systems;

(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(ii) cosmetic or aesthetic conditions; or

(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;

(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or

(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection;

(ii) deficiencies from abuse, misuse or lack of use;

(iii) changes in performance of any component or system due to changes in use or occupancy;

(iv) the consequences of the inspection or its effects on current or future buyers and sellers;

(v) common household accidents, personal injury, or death;

(vi) the presence of water penetrations; or

(vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;



- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects. Also look at the Pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. this does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore we mark this box if there is an issue in a certain area, we recommend that if the deficient box is marked that you look into this section and see what wasn't up to par it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year. Should you desire for me to meet you at the home to discuss any of the report contents please just let me know.

#### Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair or Safety Concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

**In need of immediate attention or repair or Safety Concern** - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

**Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

**Maintenance Items/FYI/Minor Defects** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The

recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

#### **Water Course:**

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection.

#### **Hillside**

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

#### **Not visual out of scope**

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. Also understand that we are at the home for a short period of time, we do try to find all defects that are visible, however; furnishings, rugs and clutter can cover up areas that may otherwise be visible.

#### **Courtesy Photos**

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

#### **Roof covering**

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leaks, either expressed or implied.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure.

It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

#### **Flipped house:**

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

#### **Manufactured Housing:**

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

#### **Plumbing:**

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand, These are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little

extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

**Mechanical Systems:**

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

**Bonding and Grounding:**

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.

We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

**Pest Control:**

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

**Lead Based Paint:**

Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-leaded paint. Some homes built after 1960 also contain heavily-leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead-content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead based paint? We cannot tell you that it does or does not. Providing lead based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **General**

*Inspection Method:* Visual -

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good on 05/27/2021 .

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

*NOTICE::*

**Keep in mind that as noted above this report will have many items in it and they will be marked as deficient.**

This doesn't necessarily mean that this is a bad house there is just something that is not correct in these areas of the home, and it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions that you might have.

*Structural Opinion:* This Home appeared to be in structurally stable condition at the time of inspection with no areas of immediate concern.

☒ ☐ ☐ ☒ **A. Foundations**

*Comments:*

*Foundation functional:*

On 05/27/2021 the foundation of this home appeared to be in functional condition with no major signs of movement or settlement at the time of inspection.

*Type of Foundation(s):* Concrete, Slab on Grade

*First Impression:*

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

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



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

I	NI	NP	D
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of your choice.

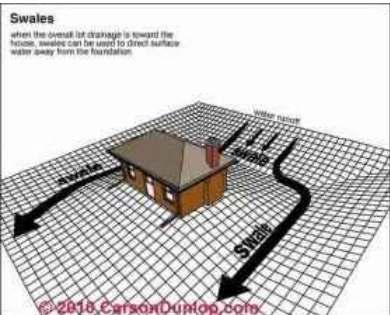
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B. Grading and Drainage

Comments:

Water Course Disclaimer:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection



1: Gutters - Splash Blocks Should Be Added Under Downspouts

FYI, Minor Defects, Cosmetic

Splash blocks and extensions should be installed at each downspout termination to help Chanel water away from the foundation of this structure, and prevent erosion next to the foundation.

Recommendation: Recommended DIY Project



Splash Block



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☐
☐
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C. Roof Covering Materials

Comments:

Newer roof:

This roof appears to be fairly new and we recommend that all warranties and paperwork associated with the roof covering material, Labor and warranties be transferred into your name prior to taking possession of the home.

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

I	NI	NP	D
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*Roof life span:* Top Third

*Types of Roof Covering:* Asphalt

*Viewed From:* Roof

*Roof limitations:*

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

Roofing material quality: Higher quality materials, will of course, last longer.

Number of layers: Shingles installed over existing shingles will have a shorter lifespan.

Structure orientation: Southern facing roofs will have shorter lifespans.

Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

*Comments:*

*Approximate Depth Of Insulation:* 10"-13", Loose filled insulation



*Material:* Wood



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

I	NI	NP	D
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*Type of Roof Decking:* OSB Radiant Shield

*Type of Roof:* Hip

*Type of Ventilation:* Continuous Soffit Vents, Ridge Vents



*Viewed From:* Decked portion of the attic due to amount of insulation

*Insulation and not visible items:*

There are items such as electrical wiring water and gas piping and framing members that could have areas in need of repair that could not have been seen at the time of inspection, due to the amount of insulation or the structure of the roof framing built with inaccessible areas. We will do the best we can to find issues however we can not move insulation all over the attic and this would be exhaustive and take a lot of time and significantly increase the time and cost of an inspection. Insulation also creates a potentially dangerous issue for inspectors walking the attic, if an inspector were to miss a ceiling joist they could be injured in a fall and or damage the property.

**1: Access- Attic ladder is not fastened properly**

**▲In need of immediate attention or repair or Safety Concern**

The attic stairway was improperly installed utilizing screws, finishing nails or pneumatic staples or nails.

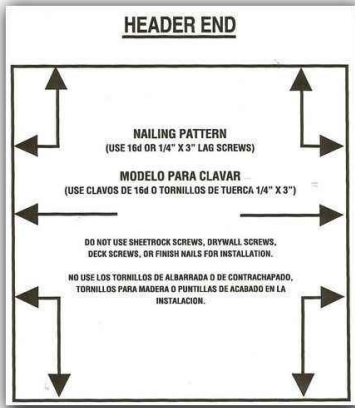
These fasteners do not have the same shear strength as nails and are not, as safe. Manufacturers typically require the use of 16d nails or 1/4"x3" lag bolts be installed through the corner brackets for personal safety.

Recommendation: Contact a qualified professional.



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

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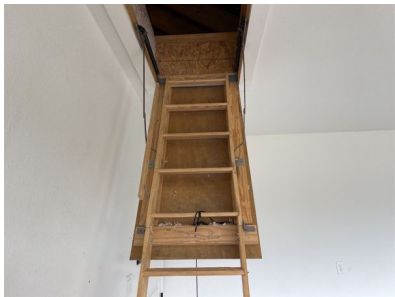


**2: Access- Attic ladder is not properly fire rated**

⚠Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

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

Recommendation: Contact a qualified professional.



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

Comments:

Exterior Wall Covering Material: Cement board

Interior wall covering: Drywall, Paneling

**1: Exterior wall penetrations**

🔧FYI, Minor Defects, Cosmetic

The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as: entry areas for utility connections, downspouts, hose bibs, lighting fixtures, receptacles, etc with an exterior grade elastomeric sealant

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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## 2: No cover over cable/communications box

⚠ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

No cover over cable/communications box In garage closet. This is technically considered a breach of fire wall protection.

Recommendation: Contact a qualified professional.



## ☒ ☐ ☐ ☐ F. Ceilings and Floors

*Comments:*

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

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

*Comments:*

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report there may also be references to doors not operating properly.

If deficiencies are noted below such as doors rubbing in the frame, doors out of square in the frame, or that they are not latching properly this may be a sign of typical structural movement. We recommend that the doors be adjusted to compensate for typical structural movement. If there is major movement you will see it noted throughout this report with recommendations for repair and/or further evaluation.

All locks on home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Dead bolt locks are not locked unless bolt is fully extended.

## 1: No Garage door auto closing device

⚠ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended



**I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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The door between the garage and the interior of the house (garage entry door) should be equipped with an [auto-closer](#) device to prevent automobile fumes from entering the house. This is a good upgrade. However the installations requirements are dependent of authorities having jurisdiction. This device is not a commonly found in our area of the state.

Recommendation: Contact a handyman or DIY project



☒ ☐ ☐ ☒ **H. Windows**

*Comments:*

*Windows: :*

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

*Flashing Limitations:*

The visible flashings were inspected however, there is are many areas where flashing is not visible at the time of inspection and can not be opined upon due to finishes covering terminations.

Windows should have Z-flashing at the top of them and should be visible under the window trim but there are different methods of flashing windows that could not be seen such as a seal tape or self flashing windows that would only be visible before the wall cladding was installed.

Walls flashings are also difficult to validate as far as flashings are concerned. If there are areas noted in the report about lack of kick out, sidewall, drip edge, step flashing or others it is important to monitor these areas over time and repair them as needed, a lot of flashings that are commonly missing can be repaired in conjunction with a new roof, while there is room to install flashing without disturbing the roof covering material.

**1: Missing Screen(s)**

[FYI, Minor Defects, Cosmetic](#)

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D
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Kitchen

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

*Comments:*

Not present single story home.

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

*Comments:*

We do NOT light a fire or run the fireplace during a VISUAL home inspection and that is beyond the scope of this type of inspection and our insurance has strict rules forbidding inspectors from lighting fires and pilot lights or turning on gas valves on appliances at the time of inspection. It is impossible for a visual home inspection to determine with any degree of certainty whether a flue is free of defects and that a fireplace will burn properly. . The NFPA (National Fire Prevention Association) recommends that all chimneys be inspected before buying or selling a home. In our opinion this is a prudent recommendation. We recommend having a Certified Chimney Specialist conduct a Level II inspection of the chimney and flue, etc. prior to closing of escrow.

<http://www.csia.org/>



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

*Comments:*

Porches, Decks, balconies, and Carports appeared to be in stable condition unless otherwise noted in the comments below in this report.

## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

*Comments:*

Main Service Panel Amperage: 200 Amp

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

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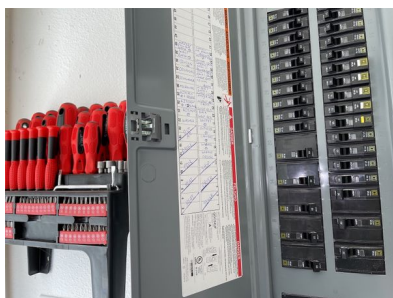
*Main Service Panel Box Location:* Garage closet

*Main Service Panel Manufacturer:* Square D

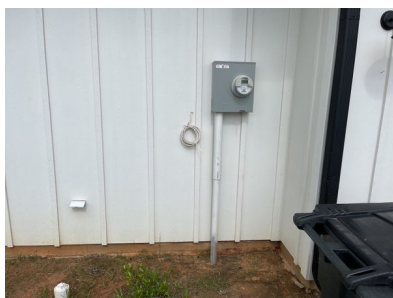


*Panel labeling:*

The panel is labeled however the breakers were not turned on or off to check for proper labeling.



*Service Entrance:* Underground



#### 1: Neutral (white) used as hot wires need reidentification

⚠Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There were white wires used as hot wire. Insulation on ungrounded conductors should be a continuous color other than white gray or green. There are exceptions that allow white or gray conductors which are part of the cable To be permanently re-identified with electrical tape or a black or red marker as a non grounded conductor at the termination and at each location where the conductor is visible and accessible

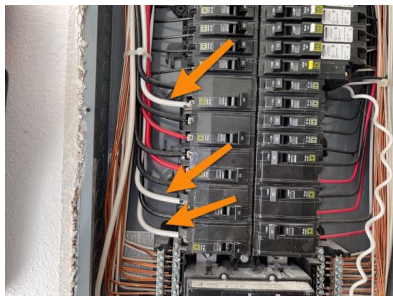
**NEC 200.7**

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This is a "newer" requirement however it is a good safety upgrade that should be considered.

Recommendation: Contact a qualified professional.



## 2: Not Enough AFCI Breakers installed

⚠ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

This home did not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an as-built condition, and was not required when this home was built. Some items reported as Deficient may be considered upgrades to the property.

For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

Recommendation: Contact a qualified electrical contractor.

## ☒ ☐ ☐ ☐ B. Branch Circuits, Connected Devices, and Fixtures

*Comments:*

The electrical receptacles, light switches and fixtures were tested and appeared to be operating properly unless listed otherwise below.

*GFCI:*

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, there installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection.

Dwelling Units. All 125-volt, single-phase, 15- and 20- ampere receptacles installed in the locations specified in

N.E.C 210.8(A)(1) through (10) shall have ground-fault circuit interrupter protection for personnel.

(1) Bathrooms

(2) Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use,

(3) Outdoors

(4) Crawl spaces at or below grade level

(5) Unfinished portions or areas of the basement not intended as habitable rooms.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

(6) Kitchens where the receptacles are installed to serve the countertop surfaces

(7) Sinks where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink.

(8) Boathouses

(9) Bathtubs or shower stalls where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(10) Laundry areas

*Type of Wiring:* Romex, Copper

*Dryer outlet tested:* 4 Prong Receptacle -

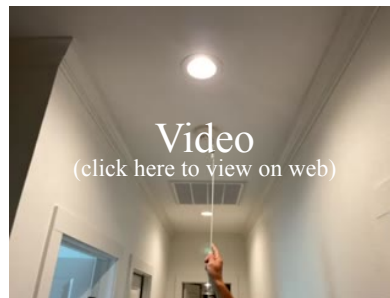
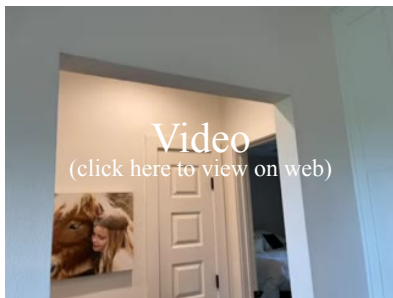
The dryer vent was tested and appeared to have proper amperage unless otherwise noted.



☒ ☐ ☐ ☐ **C. Smoke Detectors**

*Comments:*

Smoke detectors appeared to be in all required locations of this home. We recommend checking the alarms quarterly and replacing the batteries at least annually to make sure they operate properly.



*Smoke alarms are not tested:*

Smoke alarms are not tested during inspections when a house has a security system installed. This is due to the possibility of the fire department or other authorities having to come out and investigate testing the smoke alarms.

☒ ☐ ☐ ☐ **D. Door bell**

*Comment:*

### III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

*Temperature Differential:*

The air conditioning system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts. Unless otherwise noted below in this report.



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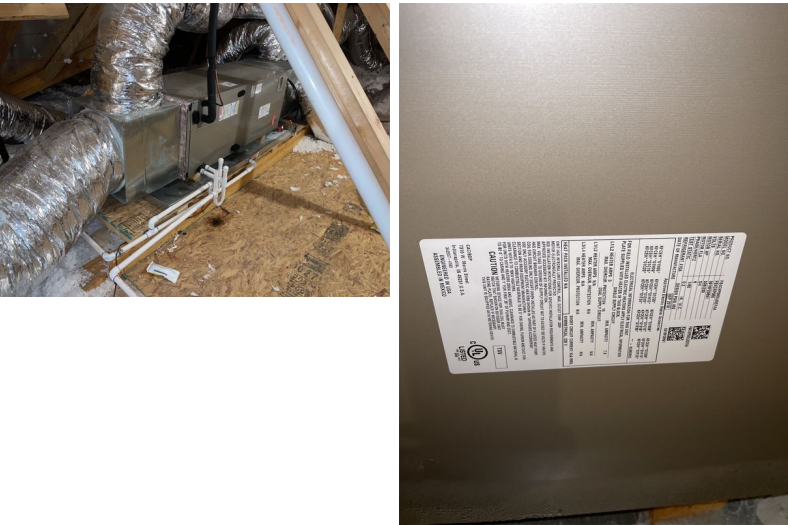
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The differential temperature between the supply and return vents should be (14°F - 23°F) at the time of inspection. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the homes ability to be cooled due to insulation, air leaks, or other inefficient conditions.

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**A. Heating Equipment**

*Comments:*  
*Approximate Year Built:* 2019  
*Brand :* Bryant



*Energy Source Unit :* Electric  
*Type of System:* Heat Pump

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**B. Cooling Equipment**

*Comments:*  
 We recommend that the air conditioners primary condensate drain lines be flushed of bacterial clogs by pouring a 1:9 mixture of household bleach and water through the line every month or so during cooling season.  
 We recommend that as yard work and maintenance is done around the home that you take a water hose and wash the coils of you condensing unit out to help keep dirt and debris from building up between the fins and obstructing airflow. use the shower setting on a spray wand so that you don't bend the fins over while cleaning them and cause an even worse obstruction.

*Unit Brand :* Payne



**I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Type of System:* Split system, Heat Pump  
*Approximate Year Built Unit #1:* 2019  
*Approximate Tonnage Unit #1:* 4 Ton  
*Average Temperature At Return Register(s):* 70°F



*Average Temperature At Supply Register(s):* 63°F



Dining Room



Kitchen



Living Room



Bedroom #2



Bedroom #1



Master Bedroom

*Temperature Differential:* 7° differential we recommend having this HVAC system serviced - The temperature differential is 7° but it is cooling and it feels good in the home. It could be the set up on the HVAC or it could be in the refrigerant.

☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

*Comments:*

*Duct disclaimer:*

In Texas' hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet. Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex ductwork can prevent the condensation and resulting moisture problems.

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

I	NI	NP	D
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*Filter location:* Ceiling Mounted

*Filter Size:* 24x24x1

#### IV. PLUMBING SYSTEMS

*Location of Main Water Supply Valve :* Meter

*Location of Water Meter:* Front of Home

*Static Water Pressure Reading:* 60 to 65 psi



☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

*Comments:*

*Material - Distribution:* Pex, Copper

*Water flow:*

The water flow was tested by running water in more than one faucet simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.

*Plumbing Limitations:*

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls, between floors, at drain pans in showers, overflow drains in bathtubs, or other areas or components that are covered or concealed) There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

**Tile shower enclosures with plastic or tile bases**, cannot be adequately tested for leaks in the context of Standard Home Inspection. Shower stalls installed under permit are required to be tested during installation, but whether this testing has been done cannot be determined. We recommend monitoring, especially at the ceiling below the enclosure. There are flood tests that can be performed, but we only recommend that these be done when you own the home and are willing to take the risk. Unfortunately this kind of testing will not help you after purchase, with getting repairs made from the previous owner. We cannot through a visual inspection, or with the amount of water run during the inspection, get to a place of confidence the shower base does not leak. These shower pans obviously should not leak, but they often do leak under flood-test and may or may not under normal use. Water should never be allowed to back up out of the clogged drains, as this flooding condition could result in leaking that would not otherwise happen, and be an indication the drains need cleaning.

**Bathtub and/or Bathtub/Shower Acrylic/Fiberglass type tub**

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

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Acrylic, fiberglass and other resin-based pre-fab bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

☒ ☐ ☐ ☒ **B. Drains, Wastes, & Vents**

*Comments:*

*Functional Flow:*

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage appeared to be present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible, we have no knowledge of the material that is underground. If this home is older than ten years, **We recommend that you consider having the drain line scoped by a licensed plumber to see what the material is under ground and if there are any deficiencies such as breaks or blockages in the drain lines** that were not made evident when running water in the home at the time of inspection.

*Location of the cleanout:* Left Side Of Home, Right Side Of Home



Left side of home



Right side of home

*Material:* PVC

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

*Comments:*

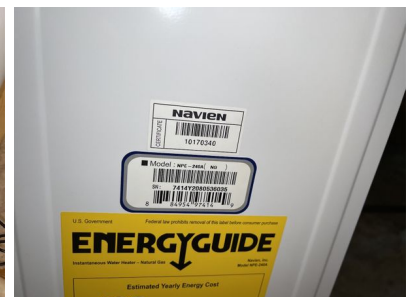
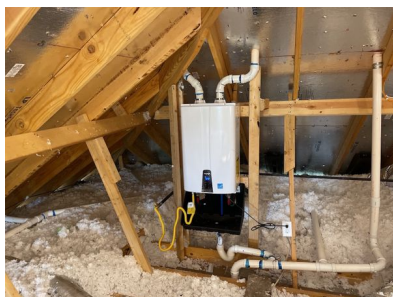
*Aproximate build date:* 2019

*# Capacity:* Tankless

*Expansion tank applied:* No

*Location:* Attic

*Manufacturer:* Navien





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Power Source: Propane  
 Water heaters can be dangerous if temperature is set too high!:

Please test the temperature of the water before placing a child in the bath or shower. Do not leave a child or an infirm person in the bath unsupervised

DANGER: Hot water can be dangerous, especially for infants, children, the elderly, or infirm. Hot water scald potential if the thermostat is set too high. Water temperatures over 125 F (52 C) can cause severe burns or scalding resulting in death. Hot water can cause first degree burns with exposure for as little as:

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

WO08C



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- D. Hydro-Massage Therapy Equipment**

Comments:
- ☐
☒
☒
☐
- E. Other**

Comments:
- ☒
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☐
- F. Gas Supply System**

Comments:

Propane



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

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#### 1: No visible bonding or grounding wires on gas system

⚠ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are no visible wires on the gas supply that indicate that this gas supply is properly bonded or grounded to the electrical system. We recommend that this system be checked for proper bonding and grounding by a licensed electrician and repaired as recommended. In most cases #6 AWG wire is the minimum size for the bonding electrode.

**G2411.1 (310.1) Pipe and tubing other than CSST.** Each above-ground portion of a gas piping system other than corrugated stainless steel tubing (CSST) that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path. Gas piping other than CSST shall be considered to be bonded where it is connected to appliances that are connected to the equipment grounding conductor of the circuit supplying that appliance.

Recommendation: Contact a qualified electrical contractor.

## V. APPLIANCES

### *Mechanical Systems Notice:*

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine [life expectancy](#) of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems. All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

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

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Dishwasher was ran through a regular cycle and appears to be operating as intended. The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

*Manufacturer:* Whirlpool



☐ ☒ ☒ ☐ **B. Food Waste Disposers**

*Comments:*

*Manufacturer:* Not Present



☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

*Comments:*

The Range exhaust fan was operated. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

*Exhaust Hood Type:* Vented

*Manufacturer:* Not Determined



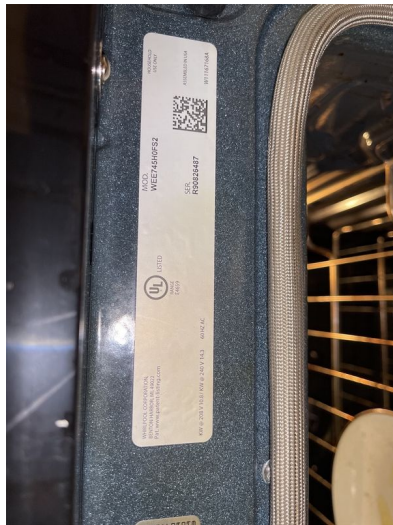
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

*Range Manufacturer:* Whirlpool



*Oven is operable.:*

The oven was tested at 350° F and is within the +/- 25 range deemed appropriate by the Texas Real Estate Commission.



*Range/Oven Energy Source:* Electric

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**E. Microwave Ovens**

*Comments:*

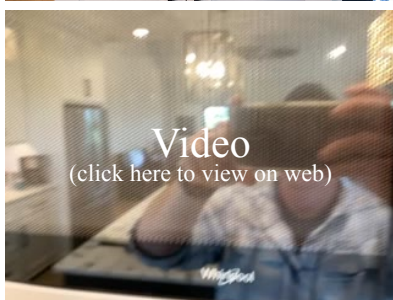
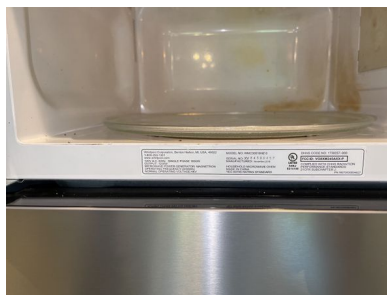
The microwave was tested by running on "Cook" mode and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

*Manufacturer:* Whirlpool



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

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

*Comments:*

The exhaust fan was operated. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

*Comments:*

Garage Door Opener Brands:: LiftMaster



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

*Comments:*

Dryer vent pipe requirements for any particular brand of dryer cannot usually be determined during a typical home inspection. All dryer manufacturers have maximum lengths of runs and those lengths can be greatly reduced by whether the vent pipe is vertical or horizontal, how many elbows the run has and even the type of termination cap. All new or replacement installations should verify that any piping already in place meets the requirements of the specific dryer manufacturer and modified as deemed necessary by the appliance installer per manufacturer's installation instructions.

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building in accordance with the manufacturer's installation instructions and should be equipped with a back-draft damper.

- Exhaust ducts (from the Laundry Room wall to the point of termination at the exterior) should be constructed of rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Screens should not be installed at the duct termination. Exhaust ducts should not be connected with sheet-metal screws or any means which extend into the duct. (Screens and screws can trap lint.)

**I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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- Every dryer should have a screen filter to help keep dryer lint from entering the vent pipe itself. This filter must be maintained clean at all times and clogging this screen will result in increased drying time as well be a fire hazard. Some fabric softeners, sheet or liquid types, also clog these screens and air flow is reduced even when the screen "looks" clean. Avoiding these products is recommended and using more natural alternatives is a possibility. If you use "regular" fabric softeners it is a good Idea to clean your dryer lint screen occasionally with dish soap and let it dry and then re-install it into the dryer.
- The short piece of duct that connects the dryer to the pipe that runs to the exterior of the building is called the dryer transition duct or connector. This connector is required to be UL-2158A listed and be constructed of smooth wall metal, corrugated metal, or foil types that are UL-2158A listed. Dryer manufacturers do not recommend foil type connectors, and most "common" foil type air connectors do not meet the required standard. Under extreme heat (during field testing) aluminum ducts of all kinds do poorly as connectors (even when UL-2158A listed), but the common foil types perform much worse and should never be used as transition duct. All of these types of transition ducts are extremely vulnerable to mechanical damage, which results in either leaks or restriction of air flow. There is one foil type dryer transition duct, that exceeds UL-2158A standard that holds up much better under extreme heat than either smooth wall metal or corrugated metal and is the one I recommend as best practice. **DryerFlex™** type of transition connector typically cannot be purchased from your local big-box stores and is sold by duct cleaning and maintenance companies--or can be ordered on line.
- Regardless of code or UL listing, he National Fire Prevention Association (NFPA) recommend only rigid metal or corrugated metal transition duct be used. **NFPA Dryer Safety Tips**
- Given dryers are one of the most common causes of household fires, We consider it prudent to use the best transition duct possible and to keep the vent system and dryer itself as free of lint build-up as possible. Annual professional cleaning is recommended.



*Dryer vent location:*



## VI. OPTIONAL SYSTEMS

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

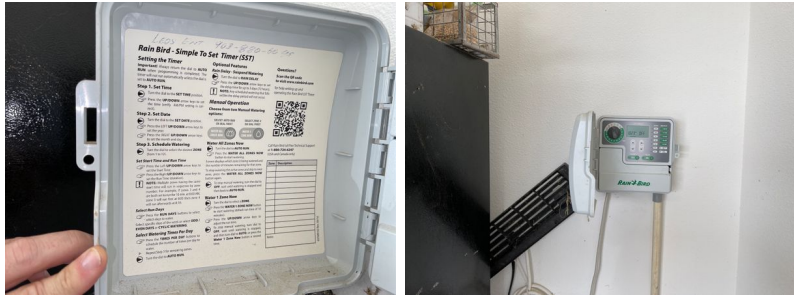
*Comments:*

*Control box location:*



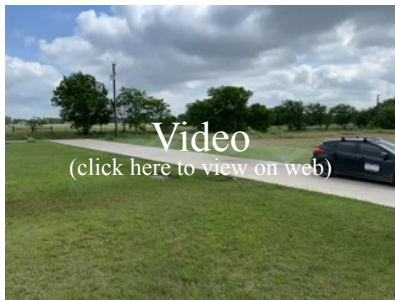
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I	NI	NP	D
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sprinkler information:  
In the inspectors opinion, the sprinkler system appeared to be in serviceable condition.

Valve box location: Front of home  
Zone #1:  
Left side of driveway



Zone #2:  
Right side of driveway



Zone #3:  
Front yard middle

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I	NI	NP	D
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Zone #4:  
Front of home outside front door



Zone #5:  
Far side a front yard



Zone #6:  
Front flower bed



Zone #7:

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I	NI	NP	D
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Front right side of home close to the home



Zone #8:

Back of home close to home



Zone #9:

Backyard



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

*Comments:*

This system appeared to be operating properly at the time of inspection.

Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer.

We are also not ascertaining the impact the system is having on the environment.

Excavation or pumping of the system is outside the scope of our load testing procedures and survey.

Septic systems are a buried component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make

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accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey.

This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.

Specific limitations for Private Sewage Disposal (Septic) Systems; The inspector is not required to, excavate or uncover the system or its components, determine the size, adequacy or efficiency of the system or determine the type of construction.

#### **Advisory Comments:**

1. If property has been vacant more than a week or the system has been only minimally used, additional levels of testing and inspection are necessary to determine system condition.

If the system has been serviced recently, contact the septic pumping company to inquire about the type and condition of the waste disposal equipment.

If the system has not been serviced recently, limited but important additional information regarding the condition of the system may be obtained by having a septic contractor open, clean, and inspect the septic tank (and distribution boxes). Particularly in the case of older systems that have not been serviced, if the property owner will permit this step we recommend it.

Excavation and pumping are beyond the scope of our loading and functional flow inspection. Practices in some states require pumping and inspection at sale.

2. Septic systems are basically a "buried" installation, which is hidden from normal visual inspection. Many possible problems may not show themselves at the time of a visual inspection, and thus one cannot make accurate prediction of the future condition of the system.

Determination of location, condition, or life expectancy of buried septic components is not possible from a visual inspection. Costly problems may not be visible.

3. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on system usage, tank size, and other factors.

4. The inspection includes visual examination of probable tank and absorption system areas, surface and perimeter, at the beginning, during, and at the end of a loading or dye test, if such was ordered and performed.

5. Condition and / or type of subsurface equipment have not been inspected. If a determination of field lines is needed we recommend having a qualified, certified and licensed septic installing specialist inspect system.

6. Location and / or number of tanks cannot be guaranteed, without special equipment in which the tanks can be dug up. If you need this, I recommend having a qualified, certified and licensed septic installation specialist inspect system.

Septic system performs as to the number of occupants who use the system. An increase of occupants can sometime cause the system to malfunction. Consistent and regular maintenance will help this prevent certain conditions. I recommend having a qualified, certified and licensed septic pumping specialist inspect system.

7. Buyer should contact local septic controlling authorities to determine and all local regulations concerning waste water regulation in their area.



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8. There has been no B.O.D and or T.S.S. testing conducted with this type of inspection. We recommend having a qualified, certified and licensed septic maintaining specialist inspect system.

9. The cleaning and grooming of pets is harmful with a septic system. I recommend not cleaning or grooming pets into sinks and / or tubs which discharge into septic systems.

10. Water softeners are harmful to septic systems. We recommend consulting with a qualified, certified and licensed septic specialist inspects system about softeners.

11. The use of additives is sometimes harmful to septic systems. We recommend consulting a qualified, certified and licensed septic specialist inspects system before using such additives.

12. Sub soil evaluations are not conducted with this type of inspection. We recommend consulting with a qualified, certified and licensed septic specialist inspects system.

13. Medicines, paints, chemicals, rubber products, feminine products and / or other non bio-degradable material must not be put into septic systems. I recommend having a qualified, certified and licensed septic pumping specialist regularly inspect system.

**WARNING:**

Tanks not pumped regularly are at extra risk of hidden, potentially costly damage to the absorption system. Tanks pumped immediately prior to the inspection may prevent normal system testing (by loading with water) and may indicate a history of recent problems or failures.

Inspectors: John M. Vaden T.R.E.C. # 21359

*Location of Drain Field:* West Side Of Home

*Type of System:* Aerobic -

This system is set on a timer to discharge the water into the yard. There may be times where the pump will need to be turned on more frequently than once a night. Ask owner to walk you through the settings.



**1: Recommend pumping septic tank**

⚠ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

We recommend having the septic tank pumped prior to taking possession of the home. It is a good health precaution.

Recommendation: Contact a qualified professional.