



# Property Inspection Report

**Billy Buyer  
1030 Montour Lane.  
Houston, TX 77059  
Clear Lake City  
Key Map 618D**

**Saturday, June 27, 2020**



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**Clay M. Collins, ACI  
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# PROPERTY INSPECTION REPORT

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**Prepared For:** Billy Buyer  
(Name of Client)

**Concerning:** 1030 Montour Lane., Houston, TX 77059  
(Address or Other Identification of Inspected Property)

**By:** Clay M. Collins, TREC # 7147 Saturday, June 27, 2020  
(Name and License Number of Inspector) (Date)

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## 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. 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;
- 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**

**Inspection Date:** 6/26/2020      **Start Time:** 08:16 AM/PM      **End Time:** 10:55 AM/ PM

**Description:** Single Family, 1 floor

**Square Footage:** 2,301      **Structure Age:** 1961      **Builder:**

**Bedrooms (#):** 4      **Baths (#):** 2-1/2

**Occupied?** Unoccupied      **Garage:** Attached, 2 bays, 1 door

**Temperature:** 84°F      **Rain within last three (3) days?**  Yes  No

**For orientation purposes, front door faces:** Northwest, at approximately 340°

**Present at inspection:**  Buyer     Buyer's Agent     WDI Inspector     Seller's Rep (Fiancé)  
 Other: Tradesman – Irrigation repair

**PLEASE NOTE**

This was not a PASS / FAIL inspection. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice and its purpose is to provide you with information to use in making your purchase decision. If you do not read the entire document, you may miss important details that should influence your decision.

The Standards of Practice, adopted by the State of Texas for real estate inspections, defines a Deficiency as an issue that, in the inspector's opinion, *adversely and materially* affects the performance of a system or component; or *constitutes a hazard to life, limb, or property* as specified by the standards of practice. Some items may be commented on that are not technically correct, but are not material. This provides you with information about the house that may serve to help you understand its construction and manage its maintenance.

The responsibility to decide whether further analysis, repair, update or replacement of any System or component, based upon the Inspector's reasonable opinion and/or designation of "Deficient" is up to the person for whom the report was prepared.

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 an item was deemed deficient, or not.

This inspector was not aware whether this house had ever flooded, had windstorm, or any other significant damage. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. A **Comprehensive Loss Underwriting Exchange Report (C.L.U.E.®)** may offer additional information on losses, or payments for losses, on this property. We recommend that you check with your Agent for more information.

There were no tests for environmental agents such as lead paint or asbestos which may be present in homes built before 1978. While these have well publicized health hazards, this may not be a factor unless modifying the dwelling unit (cutting, drilling or removing external wall cladding or interior gypsum wall and ceiling covers). We recommend that only qualified

contractors with knowledge and experience dealing with these materials be contracted for any such repair and removal of materials.

## How to read this report.

Items highlighted in **Yellow** reflect either,

- items required to be reported as deficient by the Standards or practice,
- Items deemed, in the reasonable opinion of the Inspector, to be adverse *and* material, or
- Items deemed, in the reasonable opinion of the Inspector, to be unsafe.

Comments prefaced by "**Notice**" typically address limitations to the Inspector's ability to access or inspect components or systems.

Comments prefaced by "*Information*" may be technically deficient, but not considered to be, in the reasonable opinion of the Inspector, material.

Photographs are provided as a convenience and are representative of issues and may not depict all occurrences of a condition. These photographs are from this house/inspection unless specifically identified otherwise.

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

I	NI	NP	D
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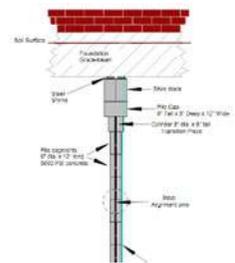
## I. STRUCTURAL SYSTEMS

**A. Foundation**

Type of Foundation(s): Slab

**Comments:**

**Notice:** *There was a report of previous foundation repair (Seller's Disclosure).* A diagram indicating the measured elevations before repair should be made available to the Buyer, in addition to a diagram of where the foundation was pinned. We recommend that our client verify that any foundation warranty in effect is transferable and that the service provider is stable (likely to be in business to honor future warranty claims). Note that there are often time limitations on transferring the warranty. Please read the terms of the warranty in its entirety.



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.



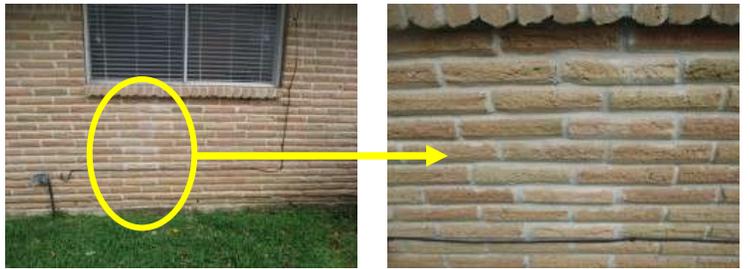
This inspector evaluated foundation based on visible evidence of distress phenomena during an inspection of the perimeter of the foundation, walls and ceilings for cracks or buckling, inspection of frieze and trim for movement, inspection of doors and windows for fit and an operational test of each door 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.

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

- repairs to mortared joints in the masonry veneer

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- cracks in masonry veneer



- cracks in concrete floor of garage

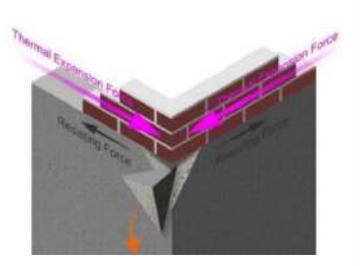


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*Information:* The process of leveling and/or stabilizing a foundation may cause wall and ceiling movement. Over the life of this structure, many cracks may have been repaired; doors may have been adjusted, etc. to compensate for the gradual movement and settlement of the foundation. The foundation repair often causes additional signs of movement as the structure returns to its original position. We are not always able to determine whether these signs of movement occurred before, during or after the repairs.

*Maintenance:* 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.



**Written Opinion**

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. 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. *In this inspector's opinion, the foundation, as repaired, was functional and at the time of this inspection.*

Note that observed evidence of movement may be perceived differently by a Buyer or Inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

**B. Grading and Drainage**

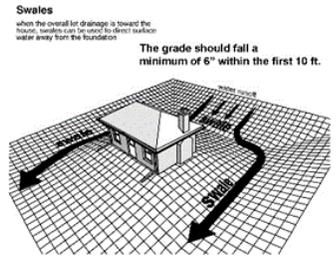
**Comments:**

**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.

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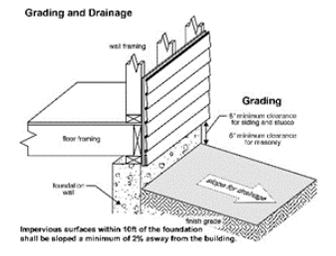
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Representative



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.

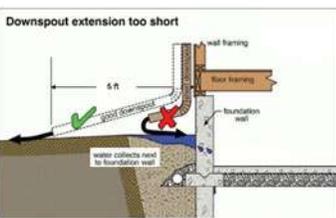
Representative



**Maintenance:** We noted the presence of underground drain lines. These lines, however, could not be tested in any manner consistent with significant rainfall or flooding and should not be considered to have been inspected. Note that underground drains are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice. The drain covers must be kept clean of vegetation, leaves and detritus to minimize the risk of obstructing the drain lines.



**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.



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*Maintenance:* Shrubs planted too close to the foundation will hide the slab from view as they mature, creating conditions conducive to infestation by Wood Destroying Insects (WDI). Shrubs should not be planted closer to the slab than half of the mature width of the shrub.

Representative



*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 here along the Gulf Coast.

*Maintenance:* This evaluation of *Grading and Drainage* is based on observations made at the time of inspection without taking elevation, level or other equipment-based measurements. This does not, nor would other methods of evaluation, serve to ensure that heavy rainfall or rainstorm events would drain properly and not create rising water damage within the dwelling. Water will always run downhill, and if the speed of drainage cannot keep up with volume of water flow, water can intrude and may cause damage. Do not create berms or dams that serve to hold water in garden beds. Do not place fences that will impede water runoff back yards or courtyards. Do monitor yard spaces for proper drainage during rain events.

**C. Roof Covering Materials**

*Type of Roof Covering:* Asphalt - Laminated (Architectural)

*Viewed From:* Roof and ladder

**Comments:**

*Approximate age of roof cover:* 2020

**Notice:** *The Roof Covering Material has a useful life cycle based on the type of roof covering.* 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. The Texas Inspection Standards of Practice for property inspections is not designed for underwriting or insurability.

*Information:* These asphalt shingles (architectural type), engineered with additional layers laminated to create a distinct 3-dimensional appearance, have a life expectancy between 25 and 30 years, barring acts of God, including windstorms, hailstorms, impact damage, etc.

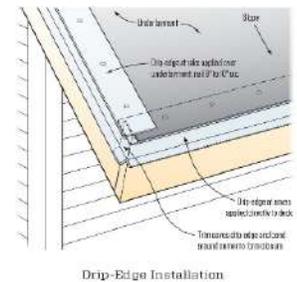
**No kickout flashing was observed at the front elevation.** This flashing is designed to divert run-off away from the wall to minimize the risk of moisture intrusion into the wall or roof structure. I could not evaluate termination of the flashing concealed behind the vinyl. It rained heavily in the past 72 hours and there was no immediate evidence of water intrusion. I cannot warrant that it will not cause damage, concealed or otherwise, in the future.

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**Notice:** 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 properly sealed at the eave and the underlayment could not be observed or evaluated.



**D. Roof Structure and Attics**

*Viewed From:* Attic, service passage and decking  
*Approximate Average Depth of Insulation:* 12-14 inches

**Comments:**

- Type of insulation:*                      Fiberglass, loose fill
- Prevalent roof sheathing:*            Solid decking above skipped decking
- Attic Framing:*                            Conventional
- Attic Ventilation:*                        Soffit, Gable, Ridge and Wind-turbine type vents

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 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.

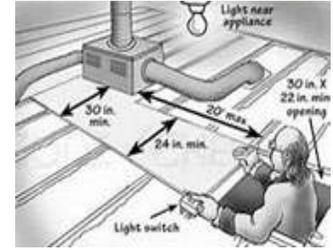
**Attic Access**

There was not a 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 24" wide should extend from the attic access to the equipment which should be located no more than 20' distant.

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There was insufficient service decking at equipment within the attic space. General mechanical equipment, such as HVAC equipment, should be accessible for inspection and have 30" decking at the service side of the equipment.



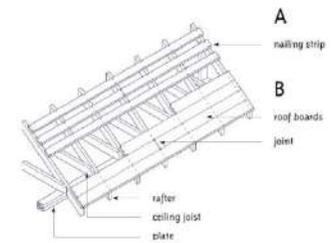
### Attic Stairways

This, or these, pull-down stairways had a load rating of less than 350 pounds. Some Authorities Having Jurisdiction (AHJ) require a minimum load rating when there is mechanical equipment, such as HVAC systems or Water Heaters, located in the attic space. Regardless, the stairway should be capable of allowing safe access to the attic space.

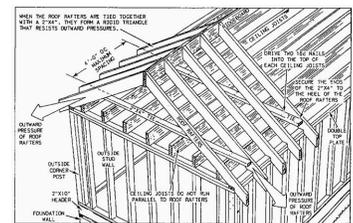
### Details of Roof Structure

Standards have changed significantly since this structure was built. These changes have been intended to strengthen the roof structure against normal movement and occasional loads imposed by multiple layers of roofing. We present the design of this roof structure against the new standards to help our client understand the condition and potential for damage and/or failure. Some of the details presented may represent deficiencies.

The original spaced sheathing, intended to support a wood shake or shingle roof cover, had been covered with solid sheathing to allow installation of composition shingles. This is primarily due to changes in insurance coverage of wood roofs due to the risk of fire.



*Information:* Isolated rafters were cracked as observed from the top of the garage's pull-down stairway. These did not appear to be structurally significant cracks; recommend monitoring these for movement and separation.



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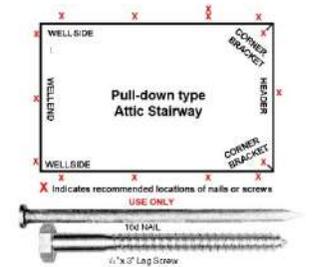
### Stairway - Garage

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. (While this was a detached garage, the breezeway between the house and garage did not have fire separation.)

The stairway rails were not flush at the hinged sections. This may lead to personal injury should the rails split or crack while in use. The stair should be trimmed-to-height for personal safety.



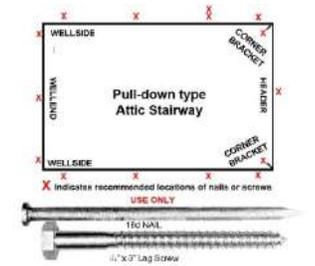
There were no fasteners within the stairway's corner brackets. Manufacturers typically require that attic stairways be installed with 16d nails through the corner brackets where the ballast springs are secured.



There was loose and/or missing hardware (i.e. bolts, washers, nuts).

### Stairway - House

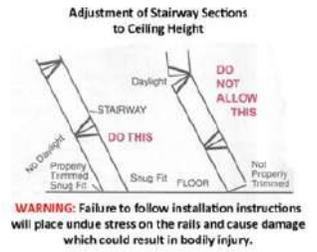
The stairway header was not fastened to the framing member at the attic opening.



The stairway rails were not flush at the hinged sections. This may lead to personal injury should the rails split or crack while in use. The stair should be trimmed-to-height for personal safety.

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### Ventilation

*Information:* 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 20°F 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.



### Insulation

*Information:* No Installer's Certificate was posted, or observed.

*Information:* Minimum standards for insulation depth for *new construction* have been established as an R-value of 38 within Zone 2 (this zone).



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Insulation was missing in isolated areas, proximate to the Water Heater and HVAC equipment. These are common sources of water, and both pieces of equipment had been replaced.



*Information:* 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. A wood framed, or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation. *Note that, in my experience, the retainer poses a greater threat to personal safety than justified by the energy savings; it makes entering and leaving the attic space complicated.*

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

**Comments:**

*Wall Structure:*                      Wood  
*Predominate siding:*              Masonry, vinyl

**Construction detail**

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 or may have been allowed by the Authorities Having Jurisdiction (AHJ). The inspection Standards of Practice requires reporting deficiencies but do not define specifics in all cases. We may, then, present these items, *which are not both adverse and material*, without recommendations for repair.

**Wood Destroying Insects (WDI)**

**Notice:** Subterranean termites, including Formosan termites, are a type of invasive Wood Destroying Insects (WDI) that is prevalent along the Gulf Coast. These insects live in underground colonies and rise to the surface for food. As small as 1/8-inch-long, termites can enter through the smallest of cracks in the concrete slab, masonry and mortar. While every effort is made to identify termite activity, severe damage can occur, or may have occurred, in areas hidden from view. While the most effective deterrent to infestation may be preventative treatment by a qualified, licensed Pest Control Operator/Applicator, you can minimize your risk by eliminating conducive conditions.

- Keep your foundation visible; don't store anything against the house that can hide termite activity.
- Keep soil and mulch levels down; allow at least 4 inches of your slab to be visible.
- Keep shrubs cut back so that there is access for inspection of the perimeter of your house.
- Finally, look for evidence of activity such as mud-tubes against the house.

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I	NI	NP	D
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**Interior**

**Exterior**

Eaves, soffits and fascia were inspected, and deficiencies may be reported as a component of the exterior walls.

*Information:* There was no flashing installed or sealant applied above the electric service panel. Such flashing is intended to prevent moisture from passing through the masonry veneer behind the service disconnect. We recommend applying an exterior grade, permanently flexible caulk to seal the top and sides, but not the bottom, to minimize the risk of moisture penetration through the wall cover.



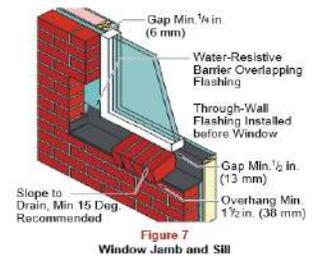
*Information:* No flashing or weep holes were observed beneath the brick rowlock-type sills beneath the windows set into masonry walls. While technically incorrect, this method used here is the most common method of installing the rowlock. No recommendation.



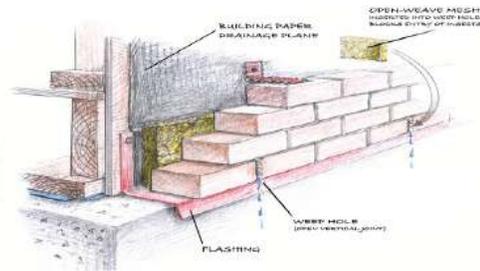
*Information:* The brick rowlock-type sills had a slope less than 15° from horizontal. Brick Industry America (BIA) recommends a minimum slope of 15 degrees (Technical Note 36, "Brick Masonry Details: Sills and Soffits") intended to prevent water from standing on the sill. The rowlock did slope away from the wall and there was no visible evidence of water penetration. No recommendation.

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

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**Maintenance:** 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.



No adverse and material issues deficiencies were observed at the time of this inspection.

**F. Ceilings and Floors**

**Comments:**

No adverse and material issues deficiencies were observed at the time of this inspection.

**G. Doors (Interior and Exterior)**

**Comments:**

**Notice:** Keys may not be provided for all doors and locks, and keys may not be tried in all locks. For safety, I recommend that all locks be rekeyed or replaced upon transfer of ownership.

No adverse and material issues deficiencies were observed at the time of this inspection.

**H. Windows**

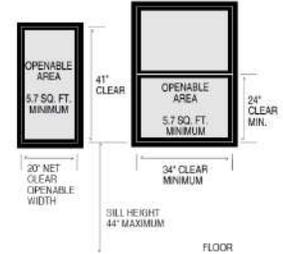
**Comments:**

One, or more, bedroom windows were greater than 44” above the floor with no permanently affixed access device. By today’s standards, every sleeping room should have at least one operable emergency escape and rescue window with its sill no higher than 44” above finished floor or the window shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open

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position. Care should be exercised, and an escape plan considered for personal and fire safety. [§535.227\(a\)\(5\)\(B\)](#)



Window in the 3<sup>rd</sup> guest bedroom was broken; there was what appeared to be a rock-chip in the front-half of the sliding window.



Screens were missing or damaged at one or more windows. The Texas Real Estate Commission's Standards of Practice for licensed Real Estate Inspectors requires that we report missing or damaged window screens as deficient. [§535.228\(f\)\(2\)\(C\)](#)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Type of chimney: Site-built masonry

Optional equipment: Gas log burner

**Notice:** This inspection of the fireplace 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. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under typical in-use conditions could not be evaluated.

**Safety:** Fireplaces with a decorative gas appliance, such as gas logs, should have the damper removed or blocked open to prevent the accumulation of combustible gases or combustion by-products. Should such gas logs be installed, all manufacturers' instructions should be observed including the installation of a properly sized damper-block matched to the BTU rating of the logs.

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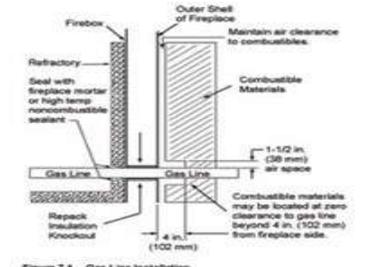
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**Brick in the back of the firebox were loose.** Recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel.



**The annular space between the gas line and refractory panel was not sealed.** The annular space be sealed with insulation, high-temp caulk or medium duty refractory mortar to prevent heated gases from entering the wood framed wall. We recommend sealing this area for fire and personal safety.



**Safety:** The fireplace damper control arm could not be reached from outside the firebox. While this is acceptable by Code, it creates a potential safety hazard in the opinion of this inspector. Should a fire be started with the damper closed, there is no safe way to open the damper. Care should be exercised.

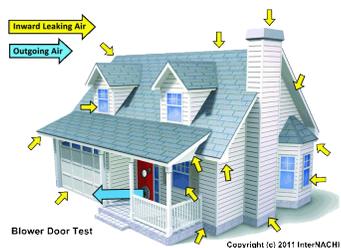


**Notice:** No combustion air vent was observed. Factory-built or masonry fireplaces shall be equipped with an exterior air supply to assure proper fuel combustion *unless the room is mechanically ventilated*

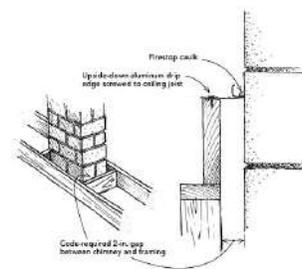
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and controlled so that the indoor pressure is neutral or positive. We are not able to evaluate the indoor air pressure.



**Notice:** There was no safe access to the attic space at the fireplace chimney and we were not able to evaluate fire blocking. Fire blocking shall be provided to cut off all concealed draft opening to form effective barriers between stories and between the top story and the roof space and all spaces between chimneys and floors and ceilings through which they pass.



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

**Comments:**

No adverse and material issues deficiencies were observed at the time of this inspection.

**L. Cabinetry**

**Comments:**

**Notice:** Cabinetry is specifically excluded by the Texas Standards of Practice which governs this inspection. Cabinets are not structural components and are generally considered cosmetic in the same manner as floor, wall or ceiling covering, countertops, etc. While visible failure of hung cabinets may be reported, we cannot determine failure points or warranty the performance. Care should be exercised in storing items in wall hung cabinets.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Comments:**

**Notice:** 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 may require an Inspector to report conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be

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reasonably 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.

*Information:* The distribution panel was not original; the Electrical System had been updated.



**Distribution Panel**

*Distribution Panel Location:* Right side, near back corner of garage

*Panel Brand:* Eaton

Antioxidant was not visible on all aluminum conductor terminations. *S of P reporting requirement §535.229(a)(11)*

Overcurrent devices were not all adequately identified as to *use, purpose and location*. We cannot comply with the minimum inspection standards of practice requiring evaluation of breaker sizes against manufacturer specifications. [NEC - Circuit Directory or Circuit Identification. "Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. The identification shall be included in a circuit directory that is located on the face or inside of the panel door in the case of a panelboard and located on each switch in a switchboard".

*Information:* Branch conductors filled more than 75% of a raceway and individual conductors were not secured to the panel cabinet. Such constriction of conductors may generate excessive heat and de-rate the amperage of the cables. Each cable is to be secured to the panel box. While not technically correct, this method of installation is used on virtually all exterior-mounted cabinets and many cabinets installed within stud cavities on inside walls.



**Grounding and Bonding**

**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)

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**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.

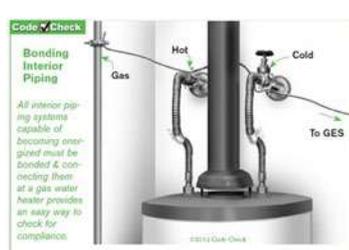
**Notice:** Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify *missing* Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water,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

**The clamp was loose at the ground rod compromising continuity.** 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.



**Metallic gas pipes did not appear to be bonded, or there was no evidence of bonding, to the electrical grounding system.**

**Metallic water pipes were not bonded across the Water Heater.**



This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies, but not material or in need for repair. A qualified, licensed electrical contractor should further evaluate these service panels, and the conditions noted in § II. Electrical Systems B. Branch Circuits below and make repairs and replacements as necessary.

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**B. Branch Circuits, Connected Devices, and Fixtures**

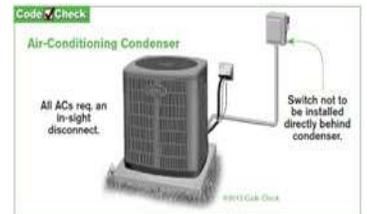
Type of Wiring: Copper

**Comments:**

Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice.

**Service Disconnects**

The A/C condenser's Service Disconnect was installed without proper clearance (i.e. 36" in front and 30" side-to-side). Access to the Disconnect should be free of obstruction, including the condenser itself. Note that this may apply to one or more condensers and it's disconnect.



**Outlets, Switches, Luminaries, Fans and Other Fixtures**

**Information:** Because of the risk posed by aluminum conductors, we removed a sample number of outlets ("outlets" include receptacles and switches) and inspected them for type of device and condition.

- Aluminum conductors at a receptacle had copper "pigtailed" to them with purple wire-nuts rated for use with aluminum wire.
- Aluminum conductors at a switch had not been pigtailed and the switch was CO/AL (copper/aluminum), not CO/ALR (copper/aluminum revised).
- 12 AWG aluminum conductors were reduced to 14 AWG aluminum using standard wire nuts not intended for aluminum wiring.

While there was no evidence of overheating or heat-based damage, recommend further evaluation of switches, receptacles, and other outlets for proper termination of aluminum conductors.



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Four or more “open” grounds were identified at receptacles (marked with red dot).

One receptacle was “dead” (marked with red dot).

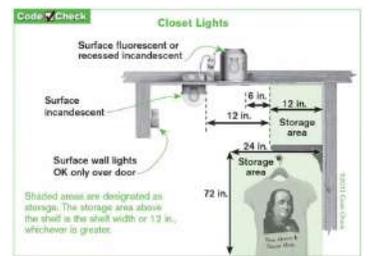
Conductor splices at the electric Cooktop were not made-up within a listed junction box, and the splice was taped preventing observation and evaluation of the method used to join the conductors. The size of the taped connection suggests that this was not a mechanically secured splice.



One receptacle was not fully secured in the inboard wall of the formal living room.



One, or more, incandescent lamps with open lamp holders were installed in clothes closets. Luminaries in clothes closets should be limited to surface mounted or recessed incandescent luminaries with completely enclosed lamps, and surface mounted or recessed florescent luminaries. This/these fixtures should be replaced with proper covered fixtures to reduce fire hazards created by the heat of the bare bulbs in possible close proximity to combustibles stored in the closets.



There was at least one improper outlet cover installed out-of-doors. In wet locations, outlets should be equipped to prevent moisture from entering or accumulating within the box. Where installed in a wet location, receptacles should, by today’s standards, have an enclosure that is weatherproof whether the attachment plug cap is inserted, or not.

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*Information:* The electric outlet/receptacle at the clothes dryer connection was a 3-prong outlet. Today's Code and appliances require that this be a 4-prong outlet for safety. While there was no apparent need to upgrade this to current Code it is necessary to know which plug configuration will be necessary for an electric dryer.



**Ground Fault Circuit Interrupters (GFCIs)**

*Information:* GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Locations these devices are now required include: all kitchen countertop receptacles, the dishwasher receptacle, bathroom receptacles, receptacles within 6' of water, all outdoor receptacles, laundry room receptacles and all receptacles in the garage space. Missing GFCIs per today's standard is a TREC Standards of Practice reporting requirement. [TREC Standards of Practice reporting requirement.](#)

*Information:* If both  Yes and  No are marked, then at least one **was** protected by a GFCI, and at least one receptacle **was not** protected by a GFCI.

**Ground Fault Circuit Interrupt (GFCI) Protection:**

Location	YES	NO	Reset(s) Location
Bathrooms:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	dedicated device
Garage:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Outdoors:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	dedicated device
Kitchen:	<input type="checkbox"/>	<input type="checkbox"/>	kitchen (3 circuits or devices)
Dishwasher:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See informational note below
Disposer:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See informational note below
Laundry room:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	dedicated device

**There were missing GFCI devices at required areas.** The Standards of Practice requires that location of GFCIs be compared against current Code without regard to requirements when the house was built.

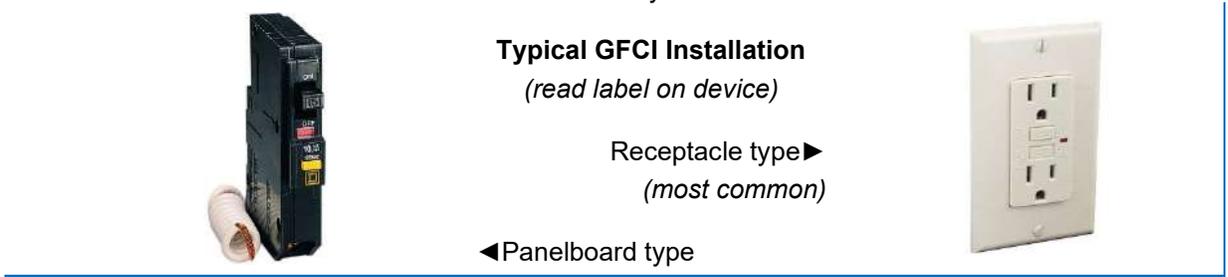
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When these are not installed where currently required, it is a reportable deficiency. *TREC Standards of Practice reporting requirement.*

*Information:* While the requirement for GFCI protection of the Dishwasher, Disposer, and Laundry Room circuit was a change in the NEC code, effective 09/01/2014, the Standards of Practice requires that "receptacles that are located within six feet of the outside edge of a sink" which are not GFCI protected, be reported as a deficiency. The Laundry Room was added because of the presence of the water supply line to the clothes washing machine. Today, protection of these circuits is typically provided by a combination GFCI/AFCI device installed in the distribution panel.

**Maintenance and Safety:** Monthly testing of GFCI devices is typically required by the manufacturer. We recommend that these be tested at least twice a year.



**Arc Fault Circuit Interrupters (AFCIs)**

*Information:* AFCIs are intended to protect against electrical arcing that may lead to fire. Effective September 1, 2014 these are required to be installed at all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closet, hallways, laundry areas, or similar rooms or areas. The TREC Standards of Practice does not require that the lack of AFCIs be reported as a deficiency, only that deficiencies in the operation of installed AFCIs be reported. It is not typically practical, or feasible to upgrade to these devices and a licensed electrical contractor should be consulted before any action is taken.

This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions and any noted in § II. Electrical Systems Service Entrance and Panels above and make repairs and replacements as necessary.

**C. Smoke, Fire and Carbon Monoxide Alarms**

**Comments:**

**Notice:** 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 *readily accessible* devices are tested with the integral Test button as recommended by the manufacturer.

Smoke/fire alarms:	#: 2	# tested: 2	# failed: 0
Combination alarms	#: 0	# tested: N/A	# failed: N/A
CO alarms	#: 1	# tested: 1	# failed: 0

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**Smoke Alarms**

*Information:* Without regard to the age of the house, or standards in place at that time, single or multiple station alarms should now be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms (this may include hallways or common areas) and in the living space of each story of the building. Missing alarms per today's standard is a TREC Standards of Practice reporting requirement. [TREC Standards of Practice reporting requirement.](#)

**Alarms (aka "Detectors") were not installed in one or more required area.** These may include one or more of these locations: each sleeping room; outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and in the living space of each story of the dwelling. See this document's [Fire Protection Equipment](#) section in the Addendum for information on where alarms should be located.

**Life Expectancy – Smoke Alarms:** The U.S. Fire Administration for Homeland Security, the National Fire Protection Association (NFPA), the National Electrical Manufacturers Association (NEMA) and the Red Cross agree after working for 87,000 hours (about 10 years), normal environmental conditions in the home can have an impact on the performance of your smoke alarm.

**Life Expectancy – Carbon Monoxide (CO) Alarms:** When CO alarms were introduced into the market, they had a limited lifespan of 2 years. Technology developments have increased this and many now advertise up to 7 years. Beginning in March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible "end of life" warning. The end of life warning alerts you that the unit has reached its expiration and should be replaced. Any CO alarm manufactured after April 2007 with a UL listing must include an end of life warning."

**Testing** - Smoke and Carbon Monoxide alarms should be tested regularly per the manufacturer's instructions; typically, weekly or monthly. At a minimum, alarms should be tested per the National Fire Protection Association's recommendations; test every six months and replace batteries every year.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

*Type of Systems:* See Addendum for description of the equipment

*Energy Sources:* Gas

**Comments:**

**The thermostat was exhibiting problems with operation and I could not enter the Heat Mode.** The Seller's Fiancé was made aware of the condition and he could not operate it either. Heat Mode was not tested.

**Notice:** Heating Equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a fairly-new system a copy of the contractor's and manufacturer warranty to see if any warranty is available and can be transferred. *Without regard to its performance at the time of this inspection, because of the potential cost of repair or replacement, we recommend that older Heating Equipment (5, or more, years) be further evaluated, during the Option period, by a qualified HVAC specialist to help determine remaining life and cost of replacement.*

Deficiencies in gas systems at furnaces are reported in [IV. Plumbing System - Gas](#). These deficiencies may include piping, valves, sediment traps, etc. Please review that section to understand additional deficiencies that might exist.

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**B. Cooling Equipment**

*Type of Systems:* See Addendum for description of equipment

**Comments:**

**Notice:** The Texas Real Estate Commission's Standards of Practice, to which we must adhere, specifically excludes verifying compatibility of components, tonnage match of indoor coils and outside coils or condensing units, or determining sizing, efficiency, or adequacy of the system. Performance of this equipment is based on an evaluation at the time of the inspection. Recent service, which may include adding refrigerant, may allow the equipment to perform in an acceptable manner and hide performance or lifespan concerns.

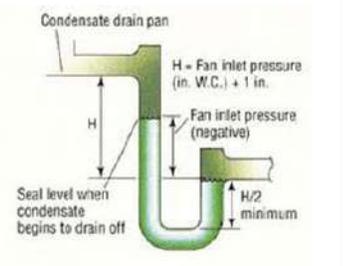
**Notice:** Cooling Equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a fairly-new system a copy of the contractor's and manufacturer warranty to see if any warranty is available and can be transferred. *Without regard to its performance at the time of this inspection, because of the potential cost of repair or replacement, we recommend that older Cooling Equipment (5, or more, years) be further evaluated by a qualified HVAC specialist, during the Option period, to help determine remaining life and cost of replacement.*

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 15° F – 20° 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. A Cooper Atkins Mode DPP800W thermometer, and/or a FLIR E75 Thermal Imager was used for these measurements.

**System 1:** Return = 71° F,                  Supply = 59° F,                  Differential = 11° F

**We operated the system(s) over time and determined that the systems did cool the rooms from the initial temperature point, however, the Texas Real Estate Commission, by disciplinary action against an inspector, has dictated that less than a 15° F differential is to be considered Deficient.** We recommend that the system be further evaluated by a licensed HVAC technician.

**Maintenance:** This inspector recommends that the air conditioner's 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. There was a vent in the drain line at the evaporator coil (located in the attic) for this purpose.



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**C. Duct Systems, Chases, and Vents**

**Comments:**

**System 1:** 20" x 25"

Total sq in.: 500

While this was not an evaluation of the filter, chase or duct sizing, it appeared that the total filter area was not large enough for the HVAC system. This should be expected to affect the efficiency of the HVAC system and the temperature differential recorded may not be an accurate reflection of system performance. The recommended filter size for a 4-ton unit is 800-square inches, and the minimum size is 640-square inches. This should be expected to affect system performance and we recommend that this be further evaluated by a qualified HVAC contractor.

System Size (tons)	Filter Area Recommended (Square Inches)	Filter Area Minimum (Square Inches)
2	400	320
2 ½	500	400
3	600	480
3 ½	700	560
4	800	640
5	1,000	800

Recommended velocity at filter: 300 FPM  
 Recommended volume at filter: 2 CPM /sq in.  
 Manual D, Duct Design (ACCA) Air Conditioning Contractors Association of America

**IV. PLUMBING SYSTEM**

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

*Location of water meter:* Street right-of-way on left

*Location of main water supply valve:* Left side, near the front corner

*Static water pressure reading:* 75 psi

**Comments:**

*Primary water supply pipe:* Galvanized pipe

**Notice:** The type or condition of plumbing materials in inaccessible areas such as underground gas, water supply or drain/waste/vent piping was not determined.

**Water**

**Notice:** 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. The water supply was tested by operating two or more fixtures at one time; typically, all fixtures in the master bathroom are run simultaneously.

*Information:* 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.

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I could not get hot water at the master shower; the valve did not appear to function correctly. Water temperature should vary between Cold and Hot as the handle was moved counterclockwise. When I operated the handle in this manner, water temperature did not get hot, and at the end of its rotation, water was Off. Recommend repair or replacement.



Vacuum breakers were missing from one or more hose bibs. Sill cocks, hose bibs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker for protection of the potable water supply.



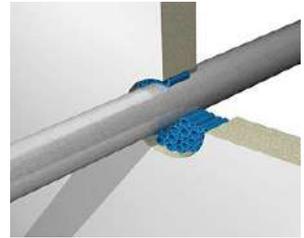
Except at the Water Heater, water pipes observed were galvanized steel pipes which are subject to deterioration caused by a number of factors, including the age of the pipes. Because the deterioration begins *inside* the pipe, a leak is the final evidence of a problem, not the first. Buried pipes, pipes within walls, inaccessible or concealed attic spaces including those pipes covered with insulation cannot be inspected. I could not, then, determine how much of the galvanized pipe had been replaced. Recommend that a qualified, licensed plumbing contractor further evaluate the plumbing system, *during your option period*, for recommendations for repair and replacement. Otherwise, you are accepting this piping on an "as is" basis and may find repairs necessary in the future.

*Information:* Water and gas pipes were not sleeved or wrapped where they passed through the masonry veneer. Pipes passing through concrete or cinder walls and floors or other corrosive material shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from the lime and acid of concrete, cinder or other corrosive material. Sheathing

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or wrapping shall allow for expansion and contraction of piping preventing any rubbing action. There was no evidence of damage at the time of this inspection. While technically deficient, there were no material concerns and we make no recommendation for repair.

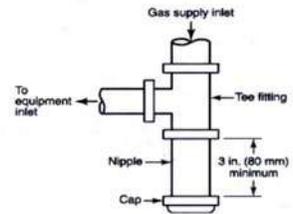


**Gas**

*Location of gas meter:* Back side of house outside master bathroom area



There was no sediment trap installed in the Heating Equipment and/or Water Heating Equipment's gas line(s). Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shut-off valve as close to the inlet of the appliance as practical. Such traps, first required in 2003, are intended to trap contaminants in the gas piping before it reaches the control devices. *Best repaired in conjunction with other repairs, service or appliance replacement.*



**B. Drains, Wastes, and Vents**

**Comments:**

**Notice:** 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 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 qualified, licensed plumbers. ***Further testing and inspection of the sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.*** Otherwise, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

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

I	NI	NP	D
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No adverse and material issues deficiencies were observed at the time of this inspection.

**C. Water Heating Equipment**

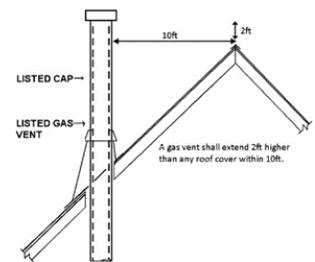
Energy Sources: Gas  
 Capacity: 50 gallons  
**Comments:**  
 Supply temperature: 132°F

**Important:** Effective April 16, 2015 there are new requirements for higher Energy Factor ratings on virtually all residential gas and electric water heaters. New water heaters will be taller and larger in diameter to meet these requirements. This means that some homeowners may have to make structural modifications to their home to place these new appliances in their current locations. See <http://www.appliance-standards.org/product/water-heaters> for more information. [National Appliance Energy Conservation Act]

Mineral deposits accumulating on the threaded coupling reflected a slow leak. There do not appear to be dielectric couplings installed between dissimilar metals at the water heater's supply lines. Joints between copper, or copper alloy tubing, and galvanized steel pipe should be made with a brass fitting or dielectric fitting to prevent such galvanic reaction. Damaged lines and couplings should be repaired or replaced.



The cap had been pushed down to the flue and there was minimal, if any, opening to allow drafting of the combustion exhaust. While I lifted the cap to its proper position, recommend fastening it so that it does not drop back down.



The temperature and pressure relief valve (T&P) was tested and appeared to be functional.

**Safety:** Manufacturers 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-

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I	NI	NP	D
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up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak.



Normal position



Test position



Point of discharge

Deficiencies in gas systems at Water Heaters are reported in [IV. Plumbing System - Gas](#). These deficiencies may include piping, valves, sediment traps, etc. Please review that section to understand additional deficiencies that might exist.

**D. Hydro-Massage Therapy Equipment**

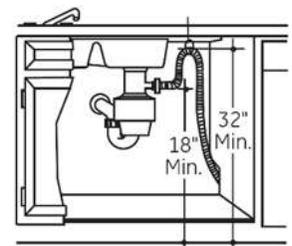
**Comments:**

**V. APPLIANCES**

**A. Dishwasher**

**Comments:**

This dishwasher's drain line did not incorporate a proper backflow preventer or high hose loop to protect against backflow. Dishwashing machines should be protected by an air gap or integral backflow preventer. In lieu of an airgap, the waste line should rise and be secured to the underside of the counter before connecting to the sink tail piece or food grinder. An acceptable height is generally considered to be about 32" - 34". This hose does not rise 32" - 34", or to the underside of the counter, which may allow contaminated water to flow back into the dishwasher and should be repaired for health and safety.



**B. Food Waste Disposer**

**Comments:**

No adverse and material issues deficiencies were observed at the time of this inspection.

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

I	NI	NP	D
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**C. Range Hood and Exhaust Systems**

**Comments:**

*Range Hood Configuration:* Ducted

No adverse and material issues deficiencies were observed at the time of this inspection.

**D. Ranges, Cooktops and Ovens**

**Comments:**

*Type of equipment:* Oven and Cooktop

*Oven temperature measured at a 350°F bake setting:* 350 ° F.

*Oven temperature measured at a 350°F bake setting:* 360 ° F. (Double ovens only)

*Information:* The oven temperature was measured with a simple oven thermometer that is not a calibrated instrument. The temperature should be considered approximate. The Texas Real Estate Commission (TREC) requires that a variance of more than +/- 25° when tested at an oven setting of 350° be reported as a deficiency. While the temperature may be adjusted on your oven, do not do so based on this temperature reading. Make adjustments, if necessary, based on cooking times with recipes you are familiar with. On knob type ovens, temperatures can typically be adjusted by screws on the back side of the knob. On electronic ovens, the adjustment is typically programmable. See your appliance's manual for instructions.

No adverse and material issues deficiencies were observed at the time of this inspection.

**E. Microwave Ovens**

**Comments:**

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

**Comments:**

**G. Garage Door Operators**

**Comments:**

**Notice:** This inspection does not determine the number of remote-control devices present, nor does it include a test of these devices unless they were readily accessible. The operators were otherwise tested with hard-wired controls only. We recommend that the buyer ask for all remote devices along with keys, etc.

The garage was being used as a work and staging area for repair of the irrigation system and I could not safely test the Garage Door Operator.

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I	NI	NP	D
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**H. Dryer Exhaust Systems**

**Comments:**

**Notice:** The type of Dryer Exhaust duct (i.e. flexible vs rigid) and termination of the Dryer Exhaust System are generally visible, and effort will be made to inspect these. We are not always able to determine the effective length of the duct. Neither are we able to determine whether there is an accumulation of lint within the duct. We recommend periodically checking dryer ducts, baffles and hoods to ensure that they are not bound with lint. In a home that has been occupied, and the system is anything other than a direct through-the-wall duct and cover, cleaning is recommended. An accumulation of lint may create a fire and personal safety hazard.



No adverse and material issues deficiencies were observed at the time of this inspection.

**VI. OPTIONAL SYSTEMS**

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

**Comments:**

The Landscape Irrigation was not functional at the time of this inspection; it was in process of repair.

### Equipment and Appliance Inventory

This inventory of equipment is not required by the Standards of Practice and is provided as a convenience only. The age of the equipment may be derived from third parties and Grace Home Inspection Services cannot assume responsibility for its accuracy. Note that some information may be provided for equipment which was not inspected.

#### HVAC EQUIPMENT

##### Air Conditioner Condenser

Brand Goodman  
 Model ASX160481FA  
 Serial Number 1304226274  
 Approximate Age 2013  
 BTU's 48,000 (4 tons)  
 Refrigerant R 410A  
 Approximate SEER<sup>1</sup> 14.5

##### Air Conditioner Evaporator

Brand Goodman  
 Model CSCF4960N6DA  
 Serial Number 1210556611  
 Approximate Age 2012

##### Heating Equipment

Brand Amana  
 Model AMH80704BNAB  
 Serial Number 0706753112  
 Approximate Age 2007  
 Approximate AFUE<sup>2</sup> 80  
 Energy Source Gas

#### WATER HEATING EQUIPMENT

##### Water Heater

Brand State Industries  
 Model GS650YOCT  
 Serial Number D07J027648  
 Approximate Age 2007  
 Capacity 50 gallons  
 Energy Source Gas

#### KITCHEN EQUIPMENT

##### Dishwasher

Brand Whirlpool  
 Model DU951PWKB1  
 Serial Number FR2510732  
 Approximate Age 2004

##### Oven/Range

Brand Kenmore  
 Model 911.47729202  
 Serial Number 4G689334Q  
 Approximate Age 2004 or 2014  
 Energy Source Electric

##### Cooktop

*Mfr. label was not accessible/visible*  
 Brand Kenmore  
 Model  
 Serial Number  
 Approximate Age 2004 or 2014  
 Energy Source Electric

##### Microwave

Brand  
 Model  
 Serial Number  
 Approximate Age

##### Refrigerator

Brand  
 Model  
 Serial Number  
 Approximate Age

<sup>1</sup>SEER = Seasonal Energy Efficiency Ratio  
<sup>2</sup>AFUE = Annual Fuel Utilization Efficiency  
<sup>3</sup>EER = Energy Efficiency Ratio (window units only)

**INFORMATION ON YOUR APPLIANCES...**

While the age of an appliance can play \*a part\* in the decision whether to replace an appliance, much more important is its general condition (e.g. broken/missing parts, rusting, etc.) and previous service history. Do not use just the age as the sole criteria for replacement. If you have an appliance that has needed few repairs in the past and was in decent shape, chances are good it may be worthwhile to have small to medium repairs done to keep it operational for at least a few years yet.

Only for refrigeration appliances (fridge, freezer, air conditioner, etc.) should age be a major factor in the decision whether to replace them. A current model refrigerator for example could consume as little as 1/2 the energy of even just a 10-year old model! Few other appliance types will see this dramatic of energy savings when compared with a current model \*of similar style\*.

Source: [Appliance 411](#), Appliance Information

**FIRE PROTECTION EQUIPMENT**

TRECs standards of practice require the absence of smoke alarms in each sleeping room; outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and in the living space of each story of the dwelling is reported as a deficiency without regard to the age of the house. [§535.229 \(b\) \(3\) \(H\) \(i through iii\)](#)

**NFPA 72 2002 Chapter 11 [and IRC R317.1]**

11.8.3.5 Specific Location Requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:

Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer.

Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 4°C (40°F) or exceed 38°C (100°F).

Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.

Smoke alarms and smoke detectors installed within a 6.1-m (20-ft) horizontal path of a cooking appliance shall be equipped with an alarm-silencing means or be of the photoelectric type.

Smoke alarms and smoke detectors shall not be installed within a 914-mm (36-in.) horizontal path from a door to a kitchen or a bathroom containing a shower or tub.

Smoke alarms and smoke detectors shall not be installed within a 914-mm (36-in.) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.

Smoke alarms and smoke detectors shall not be installed within a 914-mm (36-in.) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.

Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.