



TLC HOME INSPECTIONS

512-900-2191

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<https://www.tlcinspectors.com>



T R E C R E I 7 - 6

1234 Main Street
Austin TX 78759

Buyer Name

01/17/2024 9:00AM



Insp ecto r
Julie Feigenson
TREC #: 24445
510-457-8755
julie@tlicspectors.com



Agent
Agent Name
555-555-5555
agent@spectore.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i> 1234 Austin TX 78759	01/17/2024 9:00AM <i>Date of Inspection</i>
Address of Inspected Property Julie Feigenson	TREC #: 24445 <i>TREC License #</i>
Name of Inspector	
Name of Sponsor (if applicable)	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

In Attendance: Buyer Agent

Occupancy: Vacant

Type of Building: Single Family

Temperature (if applicable): 24 Degrees

Weather Conditions: Cloudy, Freezing conditions



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I. STRUCTURAL SYSTEMS

- A. Foundations

About Foundations: There are two common foundation types, concrete slab and pier and beam. Foundations are designed to provide a base for the framing and structural components of a home. A majority of the foundation's components are not visually accessible. Inspectors opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed engineer or qualified professional.

Slab on grade foundation

Foundation Type:

Zip Level Foundation Elevation Readings:



Front Middle



Front Right



Right Middle



Back Right



Back Middle



Back Left, with laminate variance



Left Middle, with laminate variance



Front Left, with laminate variance



Laminate Drop Varience

Performing As Intended: Performance of foundation: It is the professional opinion of the inspector that the foundation appeared to be performing as intended at the time of the inspection.

Zip Level Performing : Foundation elevations were measured throughout the home using a Zip Level. Point zero was set at the center of the home and measured through each side of the residence (only interior, excluding the garage). Variances detected in a slab can indicate possible signs of settlement. Based on these readings, the foundation appeared to be performing as intended at the time of the inspection.

Foundation Not Visible :

The foundation wall was not visible due to the wood deck being installed against the house.

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Back

 B. Grading and Drainage

About Grading and Drainage: Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage growth of organic substances. As a general rule, the ground should slope away from the home 6" within the first 10'. Grading and drainage is inspected visually around the perimeter of the home. Floodplain research and soil/topographical studies are not performed as a part of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

1: Debris In Gutters

 Minor Concern

Gutters were filled with debris/foliage. These gutters should be cleaned to allow for proper drainage.

Recommendation: Contact a qualified professional.



2: Missing Splash Blocks

 Moderate Concern

The gutter downspouts are missing splash blocks. These should be added to prevent soil erosion.

Recommendation: Recommended DIY Project



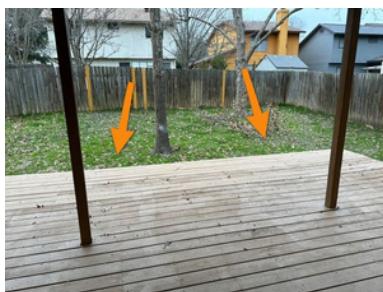
3: Negative Grade

 Moderate Concern

Negative grading observed, which may result in moisture damage due to improper drainage toward the structure. Soil should slope away from a structure declining 6 inches in the first 10 feet.

Recommendation: Contact a qualified landscaping contractor

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C. Roof Covering Materials

About Roof Coverings: The roof is constructed with different materials and layers that come together to keep water from penetrating the structure. These systems include the outer roof covering materials, underlayment, flashings and roof decking. The roof is inspected visually and is limited to what can be seen at all accessible locations throughout the roof and attic space. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects, and leaks can be visually detected. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.



Type(s) of Roof Covering: Composition shingle

Viewed From: Roof edge with ladder (multiple locations), Ground with binoculars

New Roof:

Roof appears to be recently replaced.

Unable To Walk The Roof:

Unable to walk the roof covering materials because of the height of the eaves, weather conditions present, pitch of the roof, condition of the materials, or type of materials present.

1: Missing Kick out Flashing

●Moderate Concern

Back at Chimney

The roof covering is missing kick-out flashings along lower adjacent siding materials.

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Recommendation: Contact a qualified roofing professional.



Example of kick out flashing

D. Roof Structure and Attics

About the Roof Structure: The insulation depth in the attic of a residence is an essential element to creating an energy-efficient dwelling. The depth and materials of the insulation will determine the R-Value. Sufficient air flow throughout the attic space is also required. The overall attic venting ratio should be at least 1/150th of the total attic space, however, no measurements are taken as a part of the inspection. Many elements of the roof structure and attic space are hidden or inaccessible. Inspectors will visibly inspect all components and structures that are accessible by a platform or walkway. There is no guarantee that all damage, installation defects and water leaks can be visually detected during an inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.



Roof Structure Viewed From: Attic

*Approximate Average Depth of Insulation::*Insulation depth is between 0-8 inches



Debris Present:

Roof/shingle debris and cardboard debris were present in the attic at the time of inspection.

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**Limited View:**

The inspector could not access or view all areas of the attic due to a limited/absent walkway.

1: Insufficient Insulation Present**● Moderate Concern**

Insufficient insulation was noted in the attic space per today's current standards. Improvements to the insulation may increase energy efficiency.

Recommendation: Contact a qualified insulation contractor.

2: Compressed Insulation**● Moderate Concern**

Compressed or displaced insulation was observed in the attic space. Insulation voids were observed. Compression of insulation materials can decrease the energy efficiency of the residence.

Recommendation: Contact a qualified insulation contractor.

**3: Uneven Insulation****● Moderate Concern**

Uneven insulation was observed in the attic space.

Recommendation: Contact a qualified insulation contractor.

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E. Walls (Interior and Exterior)

About Interior and Exterior Walls: Interior and exterior walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls that are not visible cannot be inspected. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors without lab testing by a licensed professional. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. If the home is occupied any personal items such as fixtures, furniture and decor will not be moved to evaluate these areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Walls Material (Exterior): Masonite, Wood, Stone

Walls Material (Interior): Drywall

Thermal Imaging Scan Completed:

A thermal imaging scan of the home's walls was completed at the time of the inspection.



Fresh Paint :

Walls and ceilings appeared to have been recently painted. This can conceal hidden damage at the time of the inspection.

1: Improperly Sealed Trim

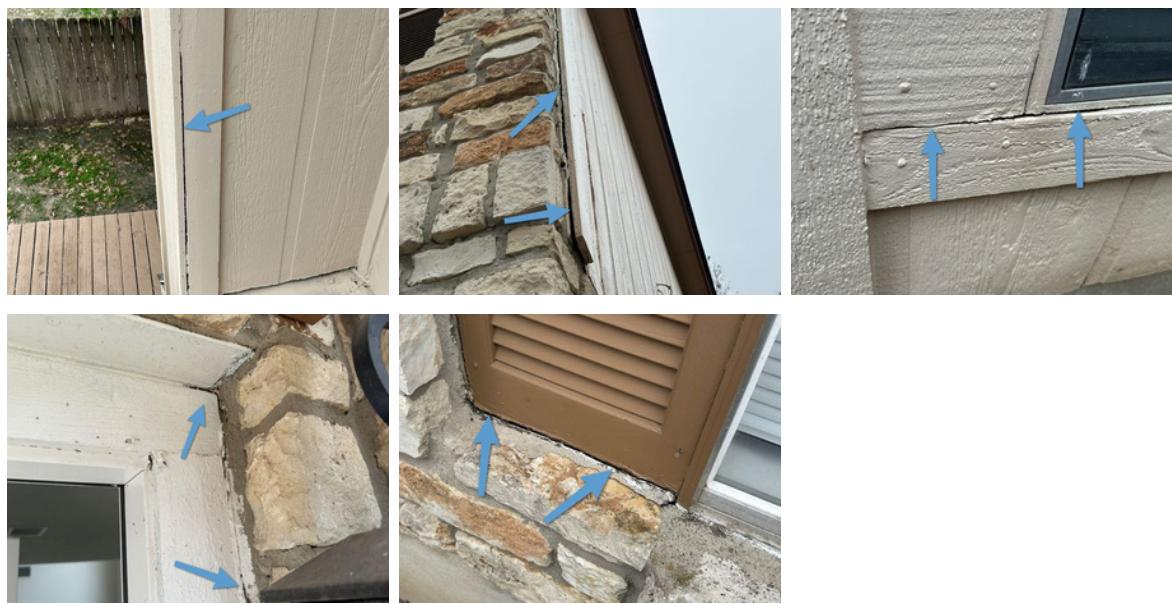
Minor Concern

Multiple Locations

All exterior trim materials should be properly sealed around the perimeter of the home.

Recommendation: Contact a handyman or DIY project

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**2: Improperly Sealed Window(s)** **Minor Concern**

Multiple Locations

All exterior windows should be sealed throughout the home to prevent pest/moisture intrusion.

Recommendation: Contact a handyman or DIY project

**3: Damage Present** **Moderate Concern**

Multiple Locations

Damage observed to the siding materials.

Recommendation: Contact a qualified siding specialist.



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**4: Cracks/Gaps In Brick/Stone Mortar Joints****● Moderate Concern**

Cracks/gaps were observed in the mortar joints and/or the brick/stone siding at the exterior of the home.

Recommendation: Contact a qualified siding specialist.

**5: Wood Rot / Water Damage****▲ Major or Safety Concern**

Wood deterioration/rot was observed at siding/trim.

Recommendation: Contact a qualified professional.

**6: Missing Weep Holes****● Moderate Concern**

Missing/blocked weep holes for the exterior masonry siding materials observed. The drying potential for non-structural brick is limited. Weep holes should be present no more than 33" apart on-center around the perimeter of the residence.

Recommendation: Contact a qualified siding specialist.

7: Gap(s) / Crack(s) In Grout / Sealant Joint(s)

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● Moderate Concern

Gap(s) / crack(s) present to the grout/sealant joint(s) located in the bathtub/shower enclosure. Recommendation: Contact a qualified tile contractor

**8: Shower/tub Fixture(s) Not Properly Sealed****● Minor Concern**

Master Bathroom Shower

The shower/tub fixture(s) and valve(s) should be properly sealed with the shower/tub wall.

Recommendation: Contact a handyman or DIY project

**9: Thermal Imaging (Missing Insulation In Walls)****● Moderate Concern**

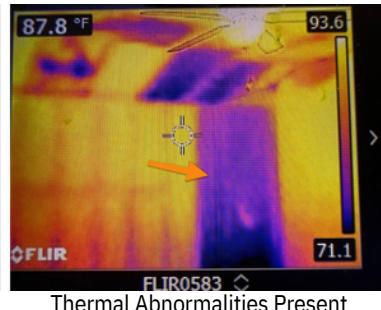
Master Bedroom

Thermal imaging scan: Evidence of missing/deficient insulation was observed.

Recommendation: Contact a qualified general contractor.



Master Bedroom



Thermal Abnormalities Present

F. Ceilings and Floors

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About Ceilings and Floors: Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. If the home is occupied any personal items such as fixtures, furniture and decor will not be moved to evaluate these areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Ceiling & Floor Material: Flooring material is carpet, Flooring material is laminate/linoleum, Ceiling material is drywall

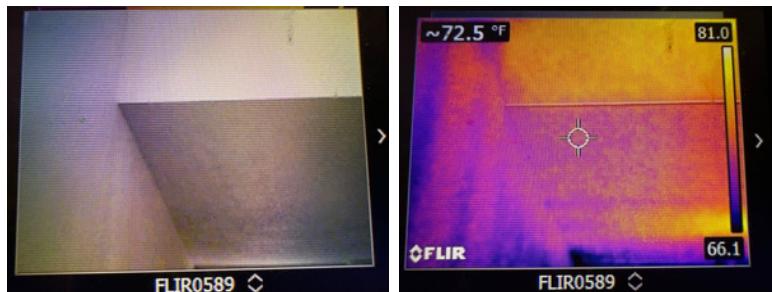
Previous Drywall Repairs Observed :

Evidence of possible drywall repairs were noted throughout the home. Monitor these locations for moisture present or future evidence of settlement.



Thermal Imaging Scan Completed:

A thermal imaging scan of the ceiling throughout the home was completed at the time of the inspection.



1: Ceiling Seam Cracks

Minor Concern

Multiple Locations

Seam crack(s) were observed to the ceiling drywall in multiple locations.

Recommendation: Recommend monitoring.



Master Bathroom



Master Bedroom



Master Bedroom

2: Thermal Imaging (Missing / Deficient Insulation)

Moderate Concern

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Multiple Locations

Thermal imaging scan: Evidence of missing/deficient insulation observed.

Recommendation: Contact a qualified insulation contractor.



Master Bathroom



Thermal Abnormalities Present



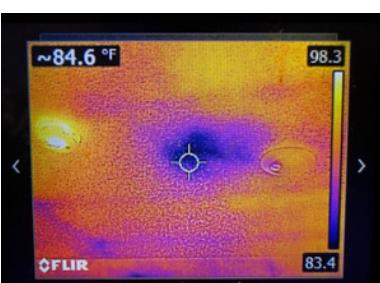
2nd Floor Family Room



Thermal Abnormalities Present



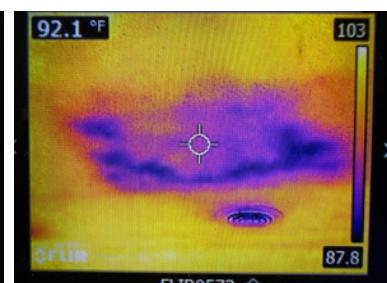
2nd Floor Hallway



Thermal Abnormalities Present



2nd Floor Left Back Bedroom



Thermal Abnormalities Present

- G. Doors (Interior and Exterior)

About Doors: Interior and exterior doors are inspected for functionality. Doors should open and close properly, and locks and latches should function as intended. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Doors Inspected:

All accessible doors were inspected and tested.

1: Missing Self Closing Hinges

▬Moderate Concern

Retracting hinges do not close the garage entry door. Not functioning as intended.

Recommendation: Contact a handyman or DIY project

2: Missing Fire Rated Garage Door

▲Major or Safety Concern

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A solid wood door or properly fire-rated door is missing between the garage and residence.

Recommendation: Contact a qualified handyman.



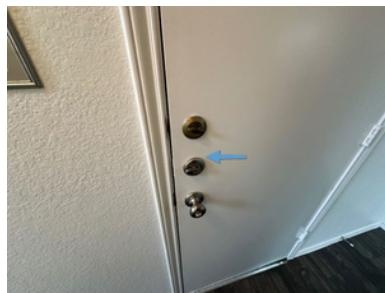
3: Deadbolt Not Operating Properly

Minor Concern

Garage

The deadbolt is difficult to operate. Adjustment is advised for proper functionality.

Recommendation: Contact a qualified handyman.



4: Door Latch To Strike Plate

Moderate Concern

Pantry, 2nd Floor Front Left Bedroom

The door latch does not properly meet the strike plate.

Recommendation: Contact a qualified professional.

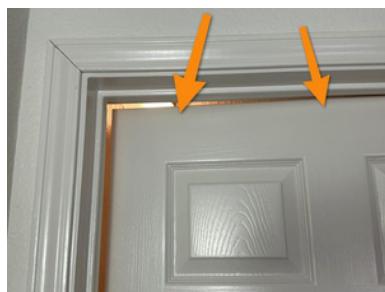
5: The door sticks/rubs against the frame during operation.

Moderate Concern

Laundry Room

Recommendation: Contact a qualified professional.

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**6: Doorknobs Loose****Moderate Concern**

Front Door

Loose doorknobs observed.

Recommendation: Contact a qualified professional.

**7: Door Does Not Seal Properly****Moderate Concern**

Garage/living door does not seal properly.

Recommendation: Contact a qualified professional.

 H. Windows

About Windows: Accessible windows are inspected for general functionality. Windows that are obstructed by personal belongings or furniture will not be evaluated during the inspection. Windows are examined for broken seals/glazing strips as well as the presence of tempered glass in all required locations. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Window Types: Standard sliding windows

Windows Inspected and Tested:

All accessible windows were inspected and tested.

Single Pane: Note: Windows are single pane (likely original glazing and installation). Updating single pane windows can be beneficial for energy efficiency and/or ease of operation.

1: Missing Screen(s)**Minor Concern**

Multiple Locations

Missing screen(s) at the time of the inspection.

Recommendation: Contact a qualified professional.

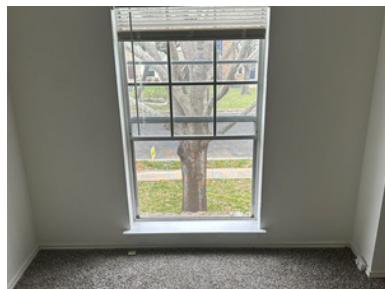
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2: Safety Clamp**▲Major or Safety Concern**

2nd Floor Front

The window sill height was measured less than 24" from the base of the sub-floor at the second story of the home. Safety clamps are recommended to limit the opening to 4" max.

Recommendation: Recommended DIY Project

**3: Lift Supports****▬Moderate Concern**

Living Room

Window lift support is loose, damaged

Recommendation: Contact a qualified professional.

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

About Stairways: Interior and exterior stairways are inspected for functionality and compliance with common building practices/codes. Safety concerns regarding risers, steps and rails are noted within this section of the inspection report. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

1: Inconsistent Riser Height**Moderate Concern**

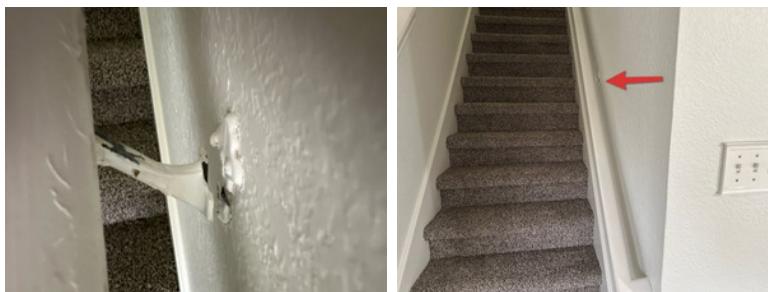
Inconsistent riser height was noted to the stairway. A maximum 7 3/4" height with 3/8" tolerance is allowed. Recommendation: Contact a qualified general contractor.

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**2: Loose Railing****⚠ Major or Safety Concern**

The railing was loose at one/multiple sections of the interior stairway railing. Re-securing the railing may prevent additional damage or personal injury. Hardware is broken at wall.

Recommendation: Contact a qualified professional.

**J. Fireplaces and Chimneys**

About Chimneys and Fireplaces: Visible and accessible portions of the chimney and fireplace are evaluated at the time of the inspection. Drafting capability of the chimney is not measured or tested. We always recommend a complete examination and cleaning (if necessary) by a qualified and licensed professional prior to using the fireplace or any of its accessories. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Fireplace Location(s):

Living Room

*Fireplace Type:* Wood Burning

Gas Verified: The gas-fueled fireplace was inspected. Gas service at the supply line was verified at the time of the inspection. No deficiencies were noted at the time of the inspection.

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**1: Missing Damper Clamp**🔗Minor Concern

A missing damper clamp was noted inside the fireplace flue above the firebox. This device is required for all gas-fueled fireplaces.

Recommendation: Recommended DIY Project



Example of damper clamp

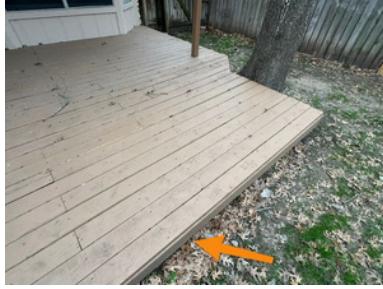
 K. Porches, Balconies, Decks, and Carports

About Porches: Balconies, Decks and Carports: All porches, balconies, decks and/or carports attached to the main structure are included as part of the inspection report. Detached structures and outbuildings are not included within this report section, and may be omitted entirely. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

1: Wood In Contact With Grade⚠️Moderate Concern

The wood deck members are in direct contact with grade.

Recommendation: Contact a qualified general contractor.

**2: Uneven, Damaged Walkway**⚠️Moderate Concern

The walkway was damaged or lifted (uneven sections noted). This condition can create a trip hazard.

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Recommendation: Contact a qualified general contractor.



**3: Improperly Supported
👉Moderate Concern**

Deck structure was not supported properly. Tree roots are causing deck deflection.

Recommendation: Contact a qualified professional.



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II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels

About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection report. Inspectors will attempt to remove the panel cover when deemed safe by the inspector to do so. Many components of the electrical system are not accessible, as they are hidden behind walls or obstructions throughout the residence. The inspector does not verify the effectiveness or performance of any overcurrent devices/breakers. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed electrician.

Main Panel and Subpanel Locations: Electrical panel is located on the right side of the building, Subpanel is located in the garage

Wiring Type and Amp Ratings of Fuses: Aluminum wiring present, Limitation: Could not verify the amperage size of the service

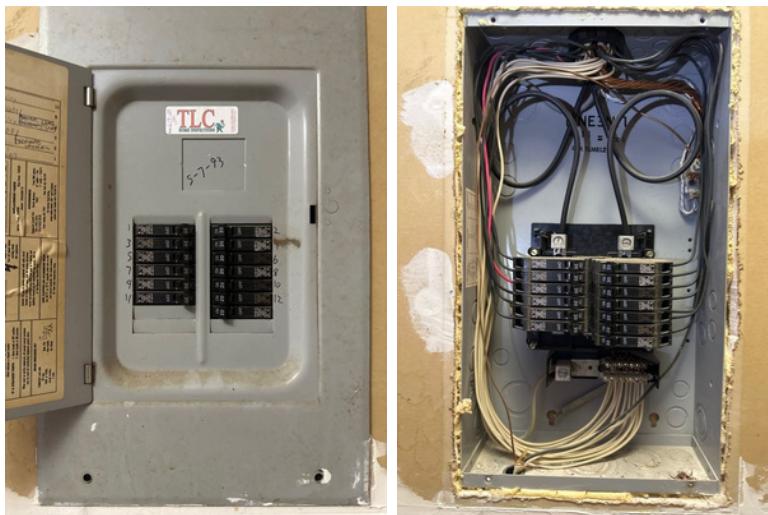
Service Panel Dead Front Removed:

The dead front was removed from the main service panel.



Sub Panel Dead Front Removed :

The dead front was removed from the sub feed panel.



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1: Double Tapped Neutral - Sub Panel**Moderate Concern**

Double taps were observed to the neutral bus at the subpanel. This configuration is improper, as it can cause electrical arcing or overheating. Recommend further evaluation by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

**2: Missing Surge Protection****Moderate Concern**

Under today's standards, surge protection is required for panel boxes. Surge protection protects homes from lightning and electrical roll out. When the home was built it was not required. Recommend further evaluation by a licensed electrician and repair as needed.

Recommendation: Contact a qualified electrical contractor.

3: Pointed Screws**Moderate Concern**

Main Panel

Pointed screw(s) held the service panel dead front cover together. Recommend replacement with flat-tipped screws to prevent puncture of electrical wiring and/or personal injury from electrocution.

Recommendation: Recommended DIY Project

4: Missing Antioxidant Paste - Sub Panel**Moderate Concern**

Antioxidant paste was missing for aluminum subfeed conductor(s) at the subfeed panel.

Recommendation: Contact a qualified electrical contractor.

5: Missing AFCI Breakers**Moderate Concern**

Missing required AFCI breakers in the main panels. Recommend further evaluation from a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

6: Panel Cover Not Properly Secured**Moderate Concern**

The service panel cover does not close properly

Recommendation: Contact a qualified electrical contractor.

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B. Branch Circuits, Connected Devices, and Fixtures

About Branch Circuits: Connected Devices and Fixtures: The electrical system includes components such as wiring, switches, outlets and fixtures throughout the home. Much of the electrical system is not accessible, as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFCI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted, their effectiveness or suitability for the hearing impaired are not verified. Low voltage systems are not included in the inspection. Outlets that are not accessible due to furniture and personal items were not tested at the time of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed electrician.

Type of Wiring: Copper wiring present, 50 amp subfeed panel

Exterior GFCI Outlet(s) Reset Location: Not present

Garage GFCI Outlet(s) Reset Location: At the Outlet

Kitchen GFCI Outlet(s) Reset Location: Kitchen

Bathroom(s) GFCI Outlet(s) Reset Location: Garage

Laundry Room GFCI Outlet(s) Reset Location: Not present

Bar Area GFCI Outlet(s) Reset Location: Not present

Hydro-tub GFCI Outlet(s) Reset Location: Not present

All Accessible Outlets Tested:

All accessible outlets were tested and they were all active and properly wired at the time of inspection



Burnt Out Bulb(s):

The functionality of the light fixture could not be determined. Bulbs may be burnt-out.

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**1: Missing GFCI Protection****Moderate Concern**

Missing GFCI protection for outlet(s). Missing at exterior, dishwasher/disposal, laundry room. Partial at kitchen and garage.

Recommendation: Contact a qualified electrical contractor.



Missing at kitchen

2: Missing Arc Fault Protection**Moderate Concern**

Arc fault circuit interrupters (AFCI) missing from all branch circuit breakers throughout the home. These were not required when the home was built. Current NEC standards require arc fault circuit interrupters at some/all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms/areas.

Recommendation: Contact a qualified electrical contractor.

3: Missing Light Bulb Protection**Moderate Concern**

Master Bathroom, Closets

Overhead light bulb protection was missing.

Recommendation: Contact a handyman or DIY project

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**4: Missing Permanently Installed CO Detectors****● Moderate Concern**

The carbon monoxide detector in the home was not permanently installed (installed into a wall outlet) or interlinked with the smoke detectors. Recommend addition of an electrically hard-wired, interlinked device with a battery backup.

Recommendation: Contact a qualified professional.

5: Smoke Detectors Not Hardwired**▲ Major or Safety Concern**

The smoke detectors were not hardwired (electricity as primary source of power) with a battery backup.

Recommendation: Contact a qualified electrical contractor.

6: Smoke Detectors Not Interlinked**Major or Safety Concern**

The smoke detectors and/or carbon monoxide detector(s) are not properly interlinked with one another throughout the residence.

Recommendation: Contact a qualified electrical contractor.

7: Pull Chains Inadequate Length**● Moderate Concern**

The pull chains were not long enough for the fan/light controls at the overhead ceiling fan.

Recommendation: Contact a qualified handyman.



Living Room

8: Loose Outlet**Moderate Concern**

Multiple Locations

Loose electrical receptacles were observed.

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Recommendation: Contact a handyman or DIY project

9: Missing Bubble Cover

Moderate Concern

Exterior Back

Improper outlet cover(s) were present. A plastic, water-proof bubble cover is required at the exterior.

Recommendation: Contact a qualified handyman.



10: Missing Condenser Outlet

Moderate Concern

The exterior condenser was missing a nearby GFCI-protected exterior outlet (current standard).

Recommendation: Contact a qualified electrical contractor.

11: Dishwasher / Disposal Hardwired

Moderate Concern

The dishwasher and/or disposal were hardwired and lack an accessible GFCI-protected outlet(s) under the kitchen sink (current standard).

Recommendation: Contact a qualified electrical contractor.

12: 1 GFCI Present In Kitchen

Moderate Concern

Only 1 GFCI circuit is present in the kitchen. 2 are required by today's standards. Recommend addition of a GFCI circuit and master GFCI outlet at this location.

Recommendation: Contact a qualified electrical contractor.

13: GFCI Wired On Same Circuit

Moderate Concern

All GFCI-protected outlets/receptacles are wired to the same circuit. Partitioning the garage, exterior outlets, and bathrooms receptacles on separate GFCI circuits can prevent nuisance tripping. Nuisance tripping may result if high amperage loads are pulled simultaneously. (A maximum of 13 outlets can be located on the same GFCI circuit per today's current standard.)

Recommendation: Contact a qualified electrical contractor.

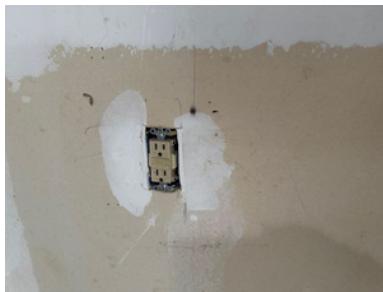
14: Missing Outlet Faceplate

Moderate Concern

Missing a face plate at the outlet.

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Recommendation: Contact a handyman or DIY project



15: Receptacles Not Tamper Resistant

Moderate Concern

Receptacles were observed less than five and a half feet above the floor that were not tamper resistant. Recommendation: Contact a qualified professional.

16: Inoperable Light Fixture

Moderate Concern

2nd Floor Front Bedroom Closet

Inoperable light fixture observed.

Recommendation: Contact a qualified professional.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

About Heating Equipment: The heating system is designed to heat and circulate the inside air throughout the home. The inspector will operate/test the heating equipment when it is deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues. Inspectors are not authorized to disassemble heating system components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating system, it is advisable to have them serviced annually. Inspectors will not operate a heat pump or electric heating system if the exterior temperature is above 70 degrees, as this can damage the unit and is not recommended. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Type of Heating System: The home has a split system

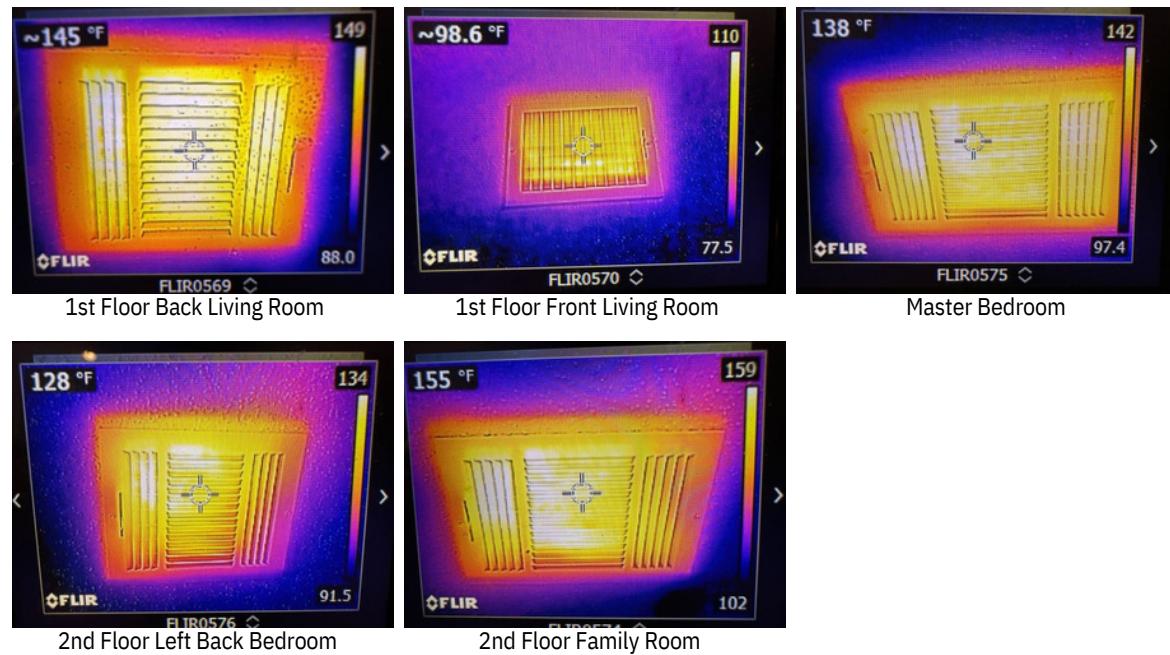
Energy Source: The furnace is gas powered

1: Inconsistent Temperature

▲ Major or Safety Concern

Inconsistent temperature observed at the registers throughout the home. With the thermostat set to 75 degrees, warm air was detected between 99 and 155 degrees (more than a 5 degree variance between supply registers). Recommend further evaluation by an HVAC specialist to ensure the system is properly balanced.

Recommendation: Contact a qualified HVAC professional.



2: Excessive Temperature

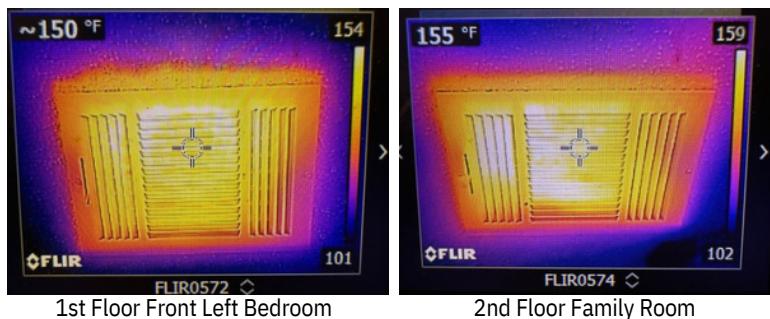
● Moderate Concern

Multiple Locations

Excessive warm air was detected. Temperatures above 140 degrees can be a potential fire hazard. Recommend service by a licensed HVAC professional.

Recommendation: Contact a qualified HVAC professional.

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**3: Flue Clearance****⚠ Major or Safety Concern**

Flue pipe in contact with roof deck. 1" of clearance is required from vent pipe to combustibles.

Recommendation: Contact a qualified professional.



B. Cooling Equipment

About Cooling Equipment: The cooling equipment is designed to cool and circulate the inside air throughout the home. The inspector will operate the cooling equipment if the outside temperature is above 60 degrees and has deemed it safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues. Inspectors are not authorized to disassemble cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or the uniformity of the air supply. In order to maximize the efficiency of a cooling system, it is advisable to have them serviced annually. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

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Type of Cooling System: The home has a split system, Refrigerant: R-410A

Brand: Carrier

Manufacture Date(s):

Condenser Unit(s): 2014

Air Handler(s):

Condenser Unit Data Plate:



Air Handler Data Plate:



Primary (Condensation) Drain Line:

It is best practice to pour 1 cup of vinegar down the primary (condensation) drain line followed by a cup of water of warm water every time you replace the air filter. This will help prevent buildup or clogging in the drain line.

Outside Temperature: Limitation: Did not operate the cooling equipment due to outside temperature at the time of the inspection. Operating cooling equipment when the exterior temperature is below 60 degrees can

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damage the unit and is not recommended.

1: Condenser Unlevel

Moderate Concern

The exterior condenser unit(s) was not level.

Recommendation: Contact a qualified HVAC professional.

2: Improper Condensate Line Termination

Moderate Concern

Condensate line terminates too close to structure. Condensation is corrosive and can damage building materials. Line should terminate at least 3' from structure to prevent moisture build up next to foundation and should slope away from the structure.

Recommendation: Contact a qualified professional.



C. Duct Systems, Chases, and Vents

About Ductwork: The visible ductwork and air flow presence is verified at every accessible supply register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be documented in the report. A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold without lab testing by a licensed professional. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Filter Location(s): At the air handler(s)



Comments:

Registers at rear guest bedroom are not connected to HVAC system. Registers are linked together by a duct in the attic.

Back Left Bedroom

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**1: Inconsistent Temperature****● Moderate Concern**

Inconsistent air temperatures were observed between the registers throughout the home. Recommend further evaluation by an HVAC specialist to ensure the system is properly balanced.

Recommendation: Contact a qualified HVAC professional.

2: Not Supported**● Moderate Concern**

Ductwork was not properly supported in the attic space. Ductwork should be supported every 5 ft to prevent kinks and sags in the line that can adversely affect performance. The lines should also not be kinked/compressed, as this may impede air flow or result in condensation.

Recommendation: Contact a qualified HVAC professional.

**3: Plenum Not Sealed****● Moderate Concern**

The air handler plenum is not properly sealed. Air loss detected. Recommend sealing the system to ensure maximum performance.

Recommendation: Contact a qualified professional.



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IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures

About Plumbing Supply Systems: The plumbing supply system of a home includes the shutoff valve, water supply lines and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions throughout the home. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as filter systems, fire sprinklers and backflow devices. The inspector is not authorized to turn on any supply valves that are shut off at the time of the inspection. Potability and/or water quality is not assessed as part of a home inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Plumbing Supply Material: Copper

Location of Water Meter: Left Front Yard



Location of Main Water Supply Valve: Left Front



Interior Plumbing Inspected:

All accessible interior plumbing fixtures were inspected and tested.

1: High Water Pressure

● Moderate Concern

The static water pressure measurement was above 80 PSI. 80 PSI is limit for long-term durability of plumbing fixtures. Whenever water pressure exceeds 80 PSI, a pressure reducing valve (PRV) should be in place to protect the plumbing system. Recommend further evaluation and/or remediation by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.

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**2: Backflow Preventers** **Minor Concern**

Backflow preventer missing at the exterior hose bib(s). These devices are required to prevent cross-contamination to the water supply.

Recommendation: Contact a handyman or DIY project

3: Freeze Protection **Minor Concern**

Recommendation: Add freeze protection to all exposed exterior hose bibs and water lines.

Recommendation: Contact a handyman or DIY project

4: Hose Bibs Not Functioning **Moderate Concern**

The exterior hose bibs did not function at the time of inspection. Freezing temperatures were present. Exterior plumbing may have been frozen.

Recommendation: Contact a qualified plumbing contractor.

**5: Sink Faucet** **Minor Concern**

The sink faucet was observed to be loose/not properly secured at the time of the inspection. Recommendation: Contact a qualified professional.

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**6: Hot/Cold Reversed** **Moderate Concern**

Master Bathroom Tub and Shower

The sink faucet Hot and Cold are reversed in the upstairs bathroom

Recommendation: Contact a qualified professional.



Master Tub



Master Shower

7: Missing Aerator **Moderate Concern**

Kitchen

Missing aerator was observed at kitchen sink.

Recommendation: Contact a qualified professional.

**8: Missing towel bar** **Minor Concern**

Missing towel bar at guest bathroom.

Recommendation: Recommended DIY Project

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B. Drains, Wastes, and Vents

About Drains, Wastes & Vents: The inspection of the plumbing drainage system includes basins which hold water, drain stops, sink overflow drains, visual drain pipes and accessible clean-outs throughout the residence. Much of the plumbing drain line system is not accessible and is hidden behind walls and other obstructions throughout the home. Functionality of floor drains can only be assessed by running plumbing supplies within the corresponding wet areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Type of Drain Piping Material: PVC

Sinks & Tubs Inspected and Tested:

All accessible sinks and tubs throughout the home were filled and drained. This applies maximum pressure to the drain lines.



Toilets Inspected and Tested:

All accessible toilets were inspected and operated throughout the home. No deficiencies were observed.

1: Drain Stop Not Performing

Minor Concern

Multiple Bathroom Sinks

The drain stop was not functioning as intended.

Recommendation: Contact a qualified plumbing contractor.



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2: Sink Finish
●Moderate Concern

Master Bathroom

The surface finish was damaged at the sink.

Recommendation: Contact a qualified professional.



C. Water Heating Equipment

About Water Heaters: Water heaters are designed to heat water throughout designated fixture supplies throughout the home. This report includes the energy source and capacity of the water heating unit (if available or listed). General installation and safety issues are assessed by the inspector. Annual maintenance should be performed to residential water heaters to ensure the maximum life of the unit. Water heaters should be equipped with a temperature and pressure relief valve. This is designed to relieve pressure in the tank when the force or temperature exceeds the unit's capacity. This component is not tested as a part of the inspection as any failure may result in unforeseen damage to persons or property. Inspectors are not required to determine the efficiency or adequacy of the unit. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Energy Source: Gas Fueled

Location: Garage



Year Manufactured:
2014

Water Heater(s) Brand:

Capacity: Unit capacity is 40 gallons

Water Heater(s) Data Plate(s):

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Hot Water Present: Hot water was verified at all interior fixtures and showers.

1: Insulation Missing

●Moderate Concern

Insulation was missing or incomplete for the supply/delivery lines at the water heater.

Recommendation: Contact a handyman or DIY project



2: Excessive Temperature

●Moderate Concern

Excessive hot water temperatures (over 120 degrees) was observed. Recommend further evaluation. Recommendation: Contact a qualified plumbing contractor.



3: Inadequate Temperature

●Moderate Concern

Inadequate hot water temperature was observed.

Recommendation: Contact a qualified plumbing contractor.

4: Flue Clearance

▲Major or Safety Concern

Flue pipe in contact with roof deck. 1" of clearance is required from vent pipe to combustibles.

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Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

About Gas Distribution Systems:

The gas distribution system is a pipeline system (gas lines) for the transport of gas fuels throughout the home and their distribution among gas-fueled appliances. Much of the gas distribution system is not accessible as it is hidden behind walls or other obstructions throughout the home. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems. The inspector is not authorized to turn on any supply valves that are shut off at the time of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Location of Gas Meter: Exterior of the home



Type of Gas Distribution Piping Material: Black Iron

Comments:

1: System not Bonded

⚠ Major or Safety Concern

The gas system does not appear to be bonded. The electrical bonding connection between the gas lines and the electrical system could not be verified/observed at the time of the inspection. Recommend further evaluation by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

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V. APPLIANCES

- A. Dishwashers

About Dishwashers: Dishwashers are operated in 'normal' mode and tested for basic functionality and proper installation. Inspectors are not required to report on the effectiveness of the unit or on its ability to properly clean/sanitize dishes and flatware. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Dishwasher Data Plate:



Performed:

The dishwasher was inspected and operated in 'Normal' mode and performed as intended.

- B. Food Waste Disposers

About Disposals: Disposal systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and the presence of any active water leaks. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Disposal Data Plate:



Performing: The unit was operated and appeared functional at time of the inspection.

1: Fitting

●Moderate Concern

The disposal was missing an electrical fitting at the base of the unit. Recommend addition to prevent damage to the electrical wiring for the unit.

Recommendation: Contact a qualified professional.

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C. Range Hood and Exhaust Systems

About Range Hoods: Range hood and exhaust systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper termination based on the systems configuration. Aspects of the duct system may not be visible or accessible and are often hidden behind walls and other obstructions throughout the home. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Range Hood Type: Microwave w/ a filter (vents to the interior)

Performing: Range hood light fixture and all fan speeds were tested (the unit appeared to be functional at the time of the inspection).

D. Ranges, Cooktops, and Ovens

About Ranges: Cooktops and Ovens: Cooktops and ovens are tested for basic functionality, deficiencies in mounting, missing or damaged components and thermostat accuracy. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Natural Gas Fuel Source:

Natural Gas Fuel Source:

Bottom Left Cabinet beside the oven/range

Oven/Range Data Plate:



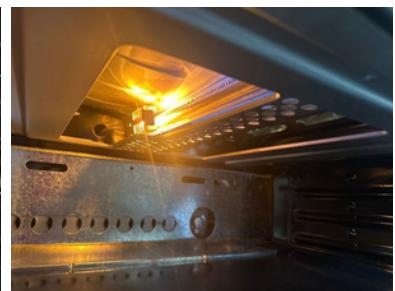
Cooktops Performing:

All heating elements/burners operated when tested.

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*Oven Performing:*

The oven operated as intended when tested. The unit was tested at 350 degrees. (Allowable temperature range is 325-375 degrees)

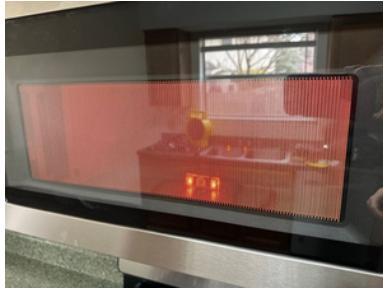


E. Microwave Ovens

About Microwaves: Microwave ovens are tested using an LED indicator light for basic performance/functionality. Inspectors are unable to evaluate the presence of any microwave radiation leaks from the unit. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Microwave Data Plate:

Performing: The unit was tested using an LED microwave indicator. No deficiencies are present to report.



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 F. Mechanical Exhaust Vents and Bathroom Heaters

About Exhaust Fans: Range hood and exhaust systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper duct termination. Aspects of the duct system may not be visible or accessible and are often hidden behind walls and other obstructions throughout the home. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Performing:

All exhaust fans and/or bathroom heaters were operated and performed as intended.

1: Extend To The Exterior

 Moderate Concern

The exhaust fan ductwork/flue did not extend to the exterior of the residence.

Recommendation: Contact a qualified professional.

 G. Garage Door Operators

About Garage Doors: Garage door operators are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper installation of photoelectric sensors. The inspector will not move or relocate any personal items to access the door operator. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Garage Door Type: Two 8' steel sectional doors*No Opener Present:*

Note: No overhead garage door opener was present at the left door at the time of the inspection. Garage door(s) manually tested.

1: Not Operating Properly

 Moderate Concern

The garage door did not operate properly when tested. Button must be held down and manually depressed the entire time to get the door to close. Recommend servicing by an overhead garage door professional.

Recommendation: Contact a qualified garage door contractor.

2: Lock Present

 Moderate Concern

An operable lock was present to the overhead garage door and should be permanently locked open or removed to prevent damage to garage door components.

Recommendation: Contact a qualified garage door contractor.

 H. Dryer Exhaust Systems

About Dryer Vents: Dryer exhaust systems are a critical component in venting hot air from the dryer during operation of the appliance. Inspectors will verify proper materials, termination to the exterior and the

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presence of an approved vent cover. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

**1: Lint****⚠ Major or Safety Concern**

Trapped lint was observed in the visible dryer vent flue at the time of the inspection. Recommend cleaning the dryer line to prevent a potential fire hazard.

Recommendation: Contact a handyman or DIY project

2: Seal**🟡 Moderate Concern**

Left

The dryer vent cover flap does not seal properly with the exterior wall. This presents a possible intrusion point for pests.

Recommendation: Contact a handyman or DIY project



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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems
- B. Swimming Pools, Spas, Hot Tubs, and Equipment
- C. Outbuildings
- D. Private Water Wells
- E. Private Sewage Disposal Systems
- F. Other Built-in Appliances

Comments: