



Detailed Inspections

North Texas

DETAILED INSPECTIONS OF NORTH TEXAS TREC#
20720

469-441-4001

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<http://www.datedint.com>



YOUR HOME INSPECTION

1234 Main St.
Garland, Texas 75043

Buyer Name

08/10/2020 9:00AM



Inspector

Kenneth Halford

Trec#20720

817-714-6118

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Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name

(Name of Client)

Concerning: 1234 Main St. Fort Worth Tx 76137

(Address or Other Identification of Inspected Property)

By: Kenneth Halford - Trec#20720

(Name and License Number of Inspector)

08/10/2020 9:00AM

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Occupancy: Vacant

In Attendance: Buyer Agent

Weather Conditions: Clear

Temp (approx): Over 90

Front Faces: East -

M

Orientation and Locations:

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

Present Conditions:

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Homes and attics that were dry at the time of the inspection can be damp or leak in later weeks or months. This report reflects the condition of the premises at the time of the inspection.

Visible Limitations:

The inspection is limited to visible and accessible components and areas only.

Due to insurance restrictions, we are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home during the inspection. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we have made every effort possible including emails and text messages to the Listing Agent in order to ensure that the property was ready for inspection, and that all necessary areas were accessible. The property was inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

I. STRUCTURAL SYSTEMS

Inspector Opinion:

All of the information contained herein is the opinion of the inspector, on the day of the inspection, at the time of the inspection. Conditions may change.

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Crawl space viewed from: No crawl space

Comments:

Performance Opinion:

Slab Foundation OK - Prior Repairs Noted:

Foundation Is Performing Adequately / Evidence of Previous Repairs Observed

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection.

I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st floor.

The home was located in an area known to have expansive soil. Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content, creating forces which can easily damage home structural components such as foundations, floor slabs, flatwork and interior and exterior wall coverings.

While no major damage was visible at the time of the inspection which in the Inspector's experience could be directly attributed to expansive soils, future damage may be a possibility unless home construction has included a structural design which will accommodate soil movement.

Identifying a particular foundation design or determining the likelihood of future problems relating to this condition exceed the scope of the General Home Inspection and would require the services of a qualified engineer (structural or geotechnical).

Additional Observations and/or Comments:

You should be aware that there is visible evidence of previous foundation repairs.

You are strongly encouraged to consult the current homeowner on previous foundation work performed and warranty information.

Since I have not reviewed the property prior to the foundation work and I was not present at the time the foundation work was performed, an opinion as to whether the work was performed properly and as to whether foundation movement will continue or, if so, the extent of such movement cannot be rendered.

It is also advised that you obtain and review the results of any plumbing leak tests that were performed after the foundation was adjusted. If there is no report, It is strongly recommended that you have a a licensed plumber test both the supply and waste sides of the plumbing system to verify that there are no leaks due to the foundation work that was performed.

If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Here is a video that should help you understand the leak test.

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Client Notice:

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

Because some structural movement is tolerated in the DFW area, evaluation of foundation performance is, to a great extent, subjective. Our evaluation of this foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified engineer should be consulted.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation.

The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Access Limitation:

Foundation inspections are limited to observation of accessible interior and exterior structural components.

No engineering studies or measurements are made.

Factors preventing accurate assessment of structural conditions include but are not limited to paint, repairs, surfaces hidden by floor or wall coverings, furnishings, foliage, and masonry.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Method:

General lot drainage and slope is inspected by visual means only (no measuring devices are used-such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visal review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

Inspection of the homes grading and drainage is done by a visual observation of the site around the structure, including surface grade, rain gutters and down spouts, etc. Any visible conditions or symptoms that may indicate a situation that may adversely affect the foundation or indicate water penetration are noted. No soil, topographical or flood plain studies are performed.

1: Low Soil

⚠ Minor Deficiency and Cosmetic Items

Right Side

The soil line is low. Under current building standards there should be 4-inches of foundation visible

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below masonry veneer and 6-inches of foundation visible below wood type veneer. It is recommended that fill dirt be added around the structure in the noted areas.

Recommendation: Contact a qualified grading contractor.



2: Low Spot Fill Dirt Needed

 **Observation and Maintenance Items**

Front

Fill dirt is needed. The low spots in the finished grade (ground) adjacent to the foundation perimeter wall need to be filled in to help prevent water from standing and/or ponding next to the foundation area.

Recommendation: Contact a qualified landscaping contractor



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- C. Roof Covering Materials**

Types of Roof Covering: Composition

Viewed From: Roof



Water Penetrations: None Noted

Prior Repairs: None Noted

Comments:

Further Evaluation:

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material.

Limitation:

Roof inspections are limited to visual observations of the accessible surfaces. The roof is inspected from the roof level, only if in the opinion of the inspector it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, improper installation etc) may not be apparent during the visual inspection. As such the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. **If deficiencies are noted and/or you have concerns about life expectancy, insurability or potential for future problems, we Highly recommend consulting with a Qualified roofing Contractor prior to the expiration of any warranty or option period.**

Life Expectancy:

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your

Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

1: Damaged Coverings

🟡 Minor Deficiency and Cosmetic Items

Front Roof

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



2: Possible Ponding area

🔴 Major Deficiency, Essential and Safety Items

Front & Back

Observed possible ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation: Contact a qualified roofing professional.



3: Flashing Lifted

🟡 Minor Deficiency and Cosmetic Items

Back Roof

The flashing is lifting and/or pulling loose and should be re-secured.

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Recommendation: Contact a qualified roofing professional.



☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Viewed From: Attic Hatch Only Low Overhead Clearance

Average Attic Floor Insulation Depth: 0-3



Water Penetrations: None Noted

Comments:

Framing Type: Truss



Vertical Insulation Thickness: NA

Insulation Type: Batt or Blanket

Roof Structure Limitations:

Inspection of the roof structure and attic is performed by a visual observation of areas and components which can be reasonably and safely accessed. Areas where insulation is covering joists and no visible pathway could be identified will not be traversed

1: Poor Ventilation

⊖ Minor Deficiency and Cosmetic Items

Attic

The roof structure attic space does not appear to be adequately ventilated. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified roofing professional.

2: Attic Insulation Inferior

⊖ Minor Deficiency and Cosmetic Items

Attic

Attic insulation was noted to be inferior. This condition should be reviewed and remedied as necessary for comfort and energy efficiency.

Recommendation: Contact a qualified insulation contractor.



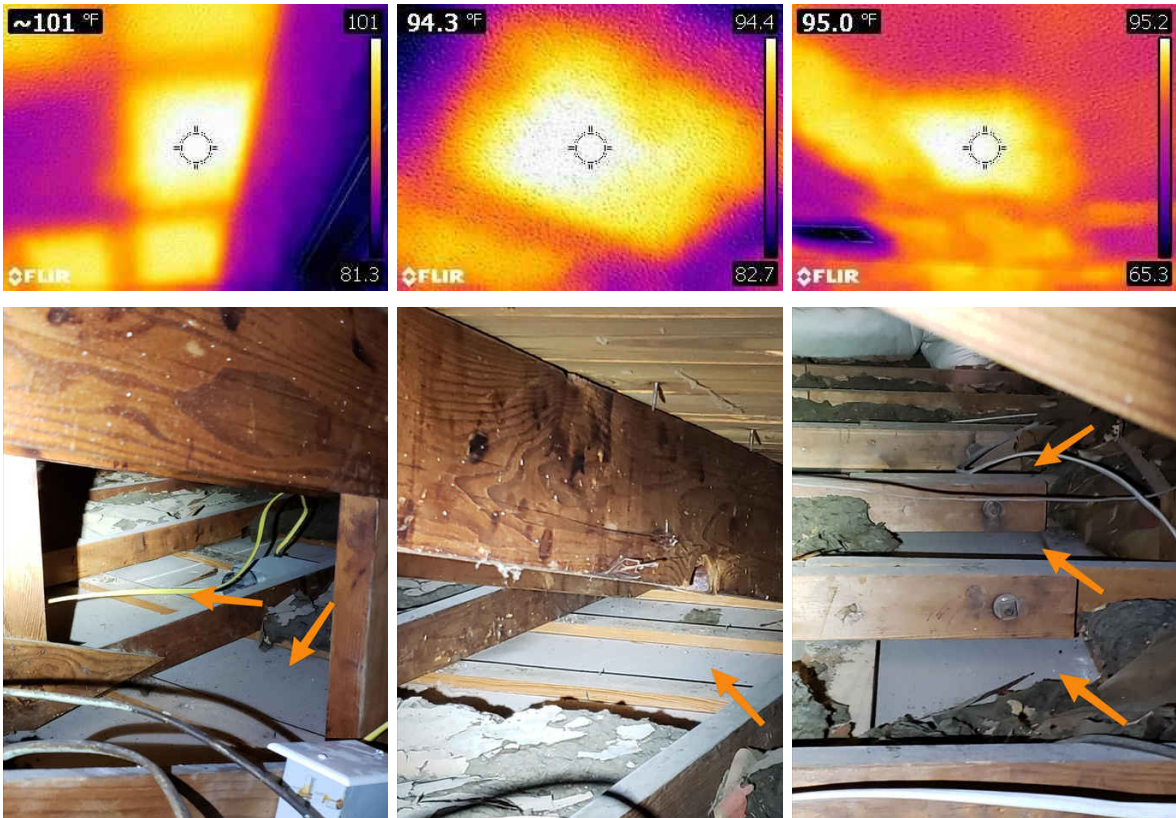
3: Attic Insulation Missing

Minor Deficiency and Cosmetic Items

Attic

The attic floor insulation was observed to be missing in some areas.

Recommendation: Contact a qualified insulation contractor.



- ☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)
- Comments:
- Material: Wood or Wood Type covering, Brick
- Method:
- The inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas within finished walls and concealed flashing

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details (e.g. doors, windows, brick ledges, brick ties,etc.) are not visibly accessible and are beyond the scope of the inspection. Home furnishings, artwork, stored goods, heavy foliage, etc. can obscure damage, water stains, previous repairs, etc., and preclude assessment of these conditions.

As a matter of general home maintenance, it is recommended that all deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.)

General Limitations:

In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

In the event the residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

Exterior Brick is Painted:

The exterior masonry veneer has been painted. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.



Prior Repairs Exterior:

There is evidence of painting and patching to the exterior finish and prior exterior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure

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

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Prior Repairs Interior:

There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceiling Type: Drywall

Floor Type: Vinyl, Tile, Carpet

Ceiling and Floor Limitations:

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and are beyond the scope of an inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, previous repairs, etc., and prevent assessment in these areas.

Prior Repairs:

There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

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

Comments:

Method of Inspection:

The interior and exterior doors are inspected for proper function including latches and locking mechanisms. Garage doors are inspected for proper operation.

☒ ☐ ☐ ☐ **H. Windows**

Comments:

Method:

Windows, where accessible, are inspected for proper function including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues safety glass in required locations and egress issues in sleeping areas are noted.

Seal Limitation:

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

Our ability to visually detect failed thermal pane window sections in the early stages of seal failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens.

NOTE: The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

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

Comments:

Method:

The inspection of the stairways is a visual observation of the required component's and focuses on handrails, spindles, railings, and guards etc. The inspector does not exhaustively measure every stairway component.

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

Comments:

General:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

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

Comments:

Method:

Porches, decks, driveways and carport's are visually inspected for structural defects and safety related deficiencies (e.g. cracks, trip hazards, negative slope towards the structure, differential movement, etc.).

1: Major Sidewalk Settled

🟡 Minor Deficiency and Cosmetic Items

Front

The sidewalk has settled somewhat. If this condition persists or if the sidewalk becomes a trip hazard, improvements should be undertaken.

Recommendation: Contact a qualified concrete contractor.



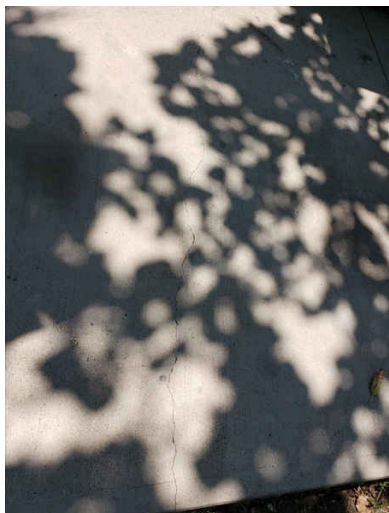
2: Minor Driveway Cracks

🟡 Minor Deficiency and Cosmetic Items

Front

Minor cracks and/or deficiencies were observed in the driveway.

Recommendation: Contact a qualified concrete contractor.



3: Porch Roof Support Post

🟡 Minor Deficiency and Cosmetic Items

Front

The porch support posts have been built at grade level (Wood/Ground contact should be avoided). This configuration is prone to rot and insect activity.

Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

Overview:

A typical electrical system consists of two distinct components (1) The electric service entrance (e.g. underground or overhead). Underground the conductors are underground and are not visible for observation. Overhead service comes in from the utility pole to a service mast and down to the electrical meter. (2) Service Panel. The service panel determines the capacity of the electric power to the home. The circuits within the service panel distribute the power throughout the home.

General:

Inspection of the electrical service system is limited to visible and accessible components of the entrance cables, meter box, service panel and the visible portions of the wiring. The majority of the electrical system is concealed behind walls and ceilings and conditions relating to these inaccessible

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

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areas can not be determined. Whenever possible, the dead front cover for the service panel will be removed to investigate the condition of the wiring and circuits. While some deficiencies in an electrical system may be apparent, not all conditions that can lead to an interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed.

Inspector is seldom able to locate/identify proper grounding and/or bonding. If buyer desires more information, further evaluation by a licensed electrician is advised.

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

Comments:

Electric Panel Rating: 150



Electric Panel location: Exterior

General:

Not all electrical components are visible to the inspector. The inspector will report deficiencies that are visible at the time of the inspection. If deficiencies are noted, or if there are any questions or concerns you are advised to have a licensed electrician fully evaluate the homes electrical system prior to the expiration of any warranty or option period.

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

Type of Wiring: Copper

Comments:

General:

Electrical devices in a home typically use either 120 or 240 volt electricity. General purpose circuits (lighting, receptacles, fans, etc.) require 120 volts. The major appliances such as clothes dryers, kitchen ranges, electric water heaters, air conditioners, and electric heating units require 240 volts. Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, receptacles, switches and other connected devices. The majority of the electrical distribution system is concealed behind walls and ceilings and their conditions are not known. The lack of GFCI, protection in presently required locations regardless of the homes age are noted, as required by the Texas Real Estate Commission. Low voltage and ancillary electrical systems such as landscape lighting, generators, etc. are not inspected. Inspection of the doorbells and chimes is limited to testing the operation of the chimes and the physical condition, function, and installation of the doorbell button. Inspection and testing of Intercom systems are not included in this inspection.

In furnished homes all switches and receptacles may not be accessible for inspection or testing. Receptacles located in garage ceilings and exterior soffits are not individually tested.

Smoke Detectors:

Smoke Detectors

Today's standards require smoke detectors in each bedroom and outside each separate sleeping area on every level of the structure. Smoke detectors should be located on the ceilings at least 18" away from the wall. (Smoke tends to mushroom upward, turning outward toward the center of the ceiling. To Fire Fighters this is known as the mushroom effect, which leaves a dead airspace 18" from a ceiling to a wall corner). Test all alarms weekly or monthly per manufacturers recommendations. Failure to test, repair defective or install absent alarms, detectors and other safety equipment immediately can result in serious injury or death. Initiate and practice plans of escape and protection for all occupants in case any emergency arises.

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing smoke detectors with actual smoke.

Low voltage X inspected:

Inspection of low-voltage or decorative lighting lies beyond the scope of the General Home Inspection. You may wish to have the functionality of any such lighting demonstrated by the seller.

Carbon Monoxide Alarms:

Carbon Monoxide Alarms

Smoke is heated and rises, thus smoke detectors are placed on the ceiling. Carbon Monoxide, on the other hand, mixes with our air, and stays closer to the ground. For this reason it is advised that CO detectors should be mounted at Knee Height (nose level for the average person sleeping). The Center for Disease Control (CDC) recommends replacing CO alarms every 5 years. Carbon Monoxide Alarms are tested with the manufacturer test button only.

Unable to determine switch operation:

I was unable to determine the operation end of one or more of the switches.

1: GFCI Missing

🟡 Minor Deficiency and Cosmetic Items

Not all of the receptacles in the wet/damp areas appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior receptacles, all kitchen receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection. This is an as-built condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

Recommendation: Contact a qualified electrical contractor.

2: 2 Wire System mixed with 3 Wire System

🟡 Minor Deficiency and Cosmetic Items

Various Locations

Older two wire system was observed to be mixed with newer 3 wire system. This should be further evaluated by a licensed electrician and corrected as necessary.

Recommendation: Contact a qualified electrical contractor.



3: Missing / damaged cover plate

🟡 Minor Deficiency and Cosmetic Items

HVAC Closet

One or more of the receptacles was noted to have missing or damaged cover plate.

Recommendation: Contact a qualified electrical contractor.



4: Loose Plug

🟡 Minor Deficiency and Cosmetic Items

HVAC Closet

One or more of the receptacles were observed to be loose at the wall mount

Recommendation: Contact a qualified electrical contractor.



5: Globe damaged or missing

🟡 **Minor Deficiency and Cosmetic Items**

Living Room

One or more of the light fixture globes and/or covers are damaged or missing.

Recommendation: Contact a qualified handyman.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

HVAC Inspection:

The inspector will identify the type of HVAC system present and what source(s) of energy is used. The HVAC system will be operated and checked for proper operation. The location of the HVAC system and clearances as required will also be identified. The flue pipe (if present) will be inspected for condition and proper clearances as required. Gas lines are checked for leaks at the connections and correct installation methods.

Note: When D (D = Deficient) is checked, that indicates that the HVAC system does not appear to be performing as intended. The observations made to support the rendering of this opinion are listed in this report. This list should not be considered an all inclusive list of deficiencies. You are advised to have a fully qualified and licensed HVAC service provider perform a full evaluation of this HVAC system equipment and repair any and all deficiencies that are found prior to the expiration of any warranty or option period .

Inspection Method:

This inspection is a visual observation of components present at the time of the inspection. We do not dismantle components. Current day heat exchangers are sealed units and are not visible for inspection. Heat Pumps are not operated when outdoor temperatures are above 60 degrees due to damage that may occur to the heat pump system

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of System: Forced Air

Energy Source: Natural Gas

Comments:

Furnace Location: Main house unit

Furnace Manufacturer: Goodman

Furnace Age: 2019



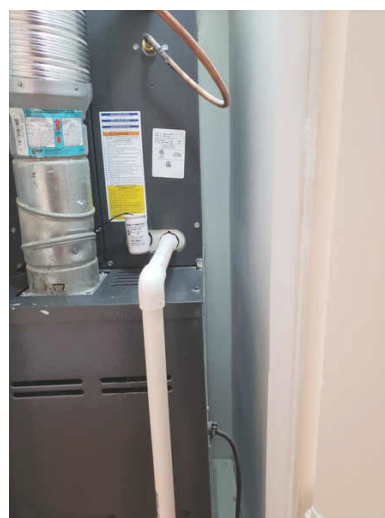
1: Poor Ventilation

⚠️ **Minor Deficiency and Cosmetic Items**

Hall HVAC Closet

The heating unit compartment has inadequate combustion air ventilation. There should be a minimum of 100 square inches of combustion air ventilation provided within 12-inches of the top and bottom of the closet. Combustible air should not come from conditioned air space. This may be an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a qualified professional.



I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D****☒ ☐ ☐ ☒ B. Cooling Equipment***Type of System:* System type, Central*Comments:*

AC Unit Information: Max breaker per manufacturer 25, Ducane, 2.5 Ton, Main House unit, Unit manufactured in 2019, Refrigerant type 410, Filter size : 14x25, Filter located at unit in closet, Temperature Differential 19

*Overview:*

During the hot summer months, the condenser (outdoor cooling equipment) unit, in conjunction with the evaporator/air handler (indoor unit), extracts heat from the house and transfers it to the outside. The cooling equipment is inspected for correct installation of the indoor and outdoor units and clearances as required. A Delta-T (temperature differential of supply and return air) is measured and noted.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Note: When D (D = Deficient) is checked, that indicates that the HVAC system does not appear to be performing as intended. The observations made to support the rendering of this opinion are listed in this report. This list should not be considered an all inclusive list of deficiencies. You are advised to have a fully qualified and licensed HVAC service provider perform a full evaluation of this HVAC system equipment and repair any and all deficiencies that are found prior to the expiration of any warranty or option period .

Visual observation:

A visual observation of all accessible components are inspected. The cooling system will be checked for correct operation. A measurement of the Delta-T checked at the return and supply air vents only will be measured. The cooling equipment will not be operated when the outdoor temperatures fall below 60 degrees due to damage that may occur to the cooling equipment during operation.

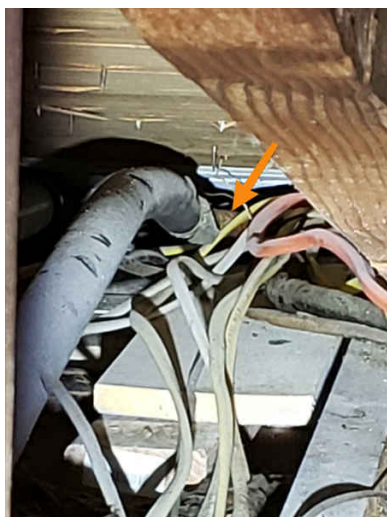
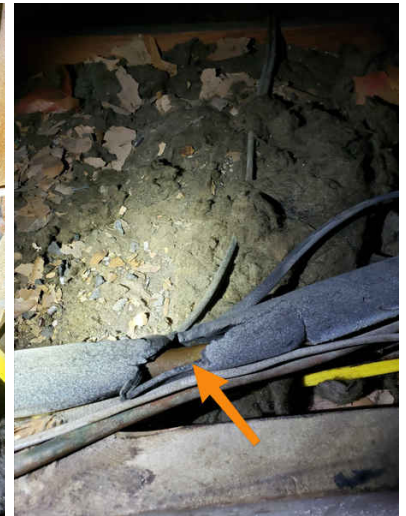
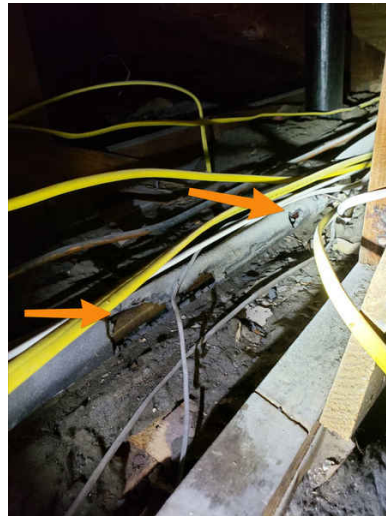
1: Damaged in attic**🟡 Minor Deficiency and Cosmetic Items**

Attic

Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be

repaired or replaced as necessary.

Recommendation: Contact a qualified professional.



2: Damaged outside

🟡 Minor Deficiency and Cosmetic Items

Back

Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ C. Duct System, Chases, and Vents
Comments:



General:

Some of the duct work is in areas of the attic that are not readily accessible. Not all of the duct work is visible. Some duct work, by design, is hidden in the walls and ceilings. Only visible ductwork is inspected.

1: Damaged insulate

🟡 **Minor Deficiency and Cosmetic Items**

Ductwork insulated covering was observed to be damaged and/or pulling loose.

Recommendation: Contact a qualified professional.



2: Return Chase needs to be sealed

🟡 **Minor Deficiency and Cosmetic Items**

The return Chase has areas that need to be sealed In the HVAC closet.

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

Location of Main Water Supply Valve : Unable to locate

Location of Water Meter: Within 3 ft of front curb

Static Water Pressure: 70-80



Comments:

Meter:

City water supply system. The Main Shutoff (city shut off at the meter) is located in front of property, close to the main street. Unless otherwise noted there was no movement observed at the flow dial for the water meter for a one minute period. Most pipes are concealed and unable to inspect. The static water pressure reading reported above is measured at the hose bib.



General:

Laundry connection faucets and drains are visually inspected only. The faucets are not operated due to the damage that may occur during testing. The refrigerator water supply line and valve are not inspected. If the inspector finds the water supply valve shutoff to any appliance, no attempt is made to turn the supply on.

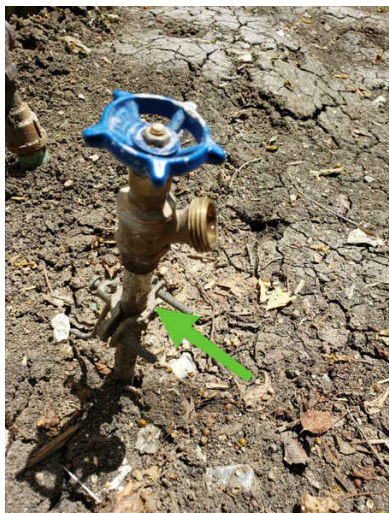
☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Comments:

Protect hose bibb from freezing:

The exterior water hose bibb(s) (faucet) adjacent to the home should be protected from physical damage and/or possible freeze.

Back & Front



General:

The inspector is unable to determine the condition of underground supply lines. All homes more than 20 years old should have a plumbing leak test performed by a licensed plumber, to determine the condition of underground pipes.

1: Seal tub spout

⊖ Minor Deficiency and Cosmetic Items

Hall Bathroom Bathtub

Tub spout should be sealed to avoid water intrusion in the wall.

Recommendation: Contact a handyman or DIY project



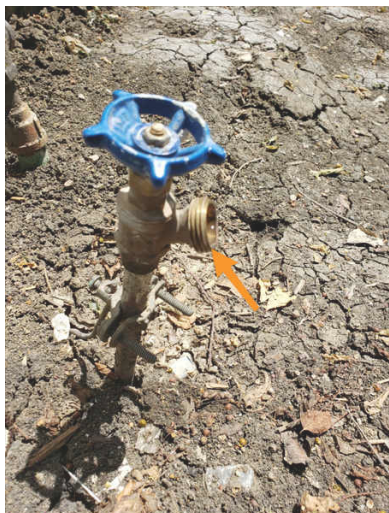
2: Backflow missing

⊖ Minor Deficiency and Cosmetic Items

Back

One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. Note: This is not uncommon to observe with a home of this age.

Recommendation: Contact a handyman or DIY project



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

Comments:

General:

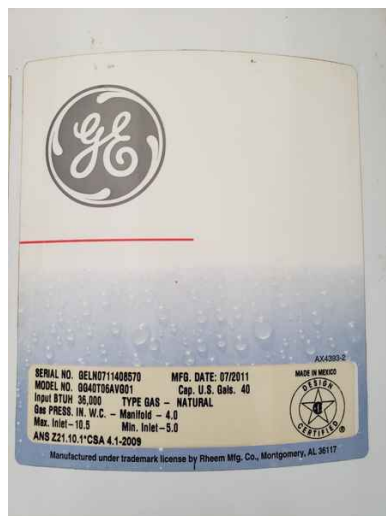
The inspector is unable to determine the condition of underground drain lines. At the time of inspection, the water is run at multiple fixtures for an extended period of time. This is generally considered a "functional flow" test. This test cannot simulate the waste flow characteristic of full occupancy. There may be partial blockage of the sanitary drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. This type of inspection is performed by a licensed plumber and requires specialized equipment (Fiber Optic Cameras). All homes more than 20 years old should have a plumbing leak test performed by a licensed plumber, to determine the condition of underground pipes.

Tub and washer:

Tub overflow drains are not inspected or tested. Showers were run for an extended period of time. The clothes washer drain line was not inspected or tested at the time of the inspection.

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

Water Heater: Energy Type: Gas, GE, Manufacturer year 2011, Located in Garage, Capacity 40 Gallon



Comments:

general:

Water Heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This can be accomplished by attaching a garden hose to

the drain valve at the bottom of the heater, directing the discharge water to a safe location and turning the valve on. Caution should be observed as the water coming out will be very hot. The flush is complete when the water comes out clear.

The T & P Valve (Temperature & Pressure Release Valve) should be tested annually for reasons of safety. Follow the manufacturers instructions for testing procedures.

We highly recommend the use of a water alarm at the water heater. This alarm will sound at the presence of any water leaks and could help prevent major water intrusion events due to failure of the water heater. These units are available online or at major home improvement centers for about \$10 each.



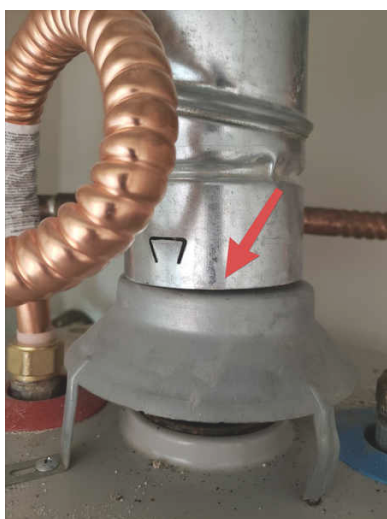
1: mechanical attach flue

▲ Major Deficiency, Essential and Safety Items

Garage Closet

The water heater flue should be mechanically attached to the draft hood with a minimum of three sheet metal screws. The improperly attached flue can come loose and emit carbon monoxide a know safety hazard.

Recommendation: Contact a qualified plumbing contractor.



☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Brand: Frigidaire



Normal:

The dishwasher is operated in the NORMAL mode.

1: Dishwasher door does not latch properly

⚠ Minor Deficiency and Cosmetic Items

Kitchen

Dishwasher door does not latch properly

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:



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

Comments:

Exhaust Hood Type: Re-circulate

performance:

Vents are operated with the switch. Actual performance level is not evaluated.

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

Comments:

Range, Cook Top, Oven: Frigidaire, Range



1: Gas Shutoff Poor Location

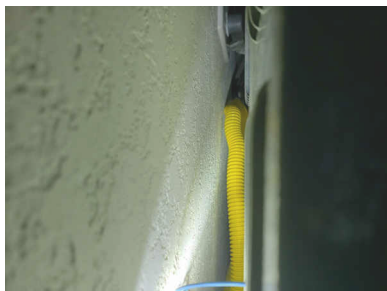
🟡 **Minor Deficiency and Cosmetic Items**

Kitchen behind range

The gas shutoff valve is in a poor location and is hard to reach.

Recommendation: Contact a qualified plumbing contractor.

I	NI	NP	D
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☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Brand: GE



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

Comments:

1: Vents to Attic

⚠ **Minor Deficiency and Cosmetic Items**

The exhaust vent terminates in the attic.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

Close pressure:

The close pressure sensor was not tested due to the high probability of damage occurring during this test process.

1: Latch

⚠ **Minor Deficiency and Cosmetic Items**

When an automatic garage door opener is in use, the manual lock should be disabled or removed. Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Recommended DIY Project



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

I	NI	NP	D
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☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments:

VI. OPTIONAL SYSTEMS

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

Operated:
Made to Last Inspections does not inspect sprinkler systems.
We are happy to "Operate" the system to the best of our ability, and will make comments in this section regarding our observations.

For a full evaluation of the sprinkler system and associated components we recommend that you contact a Licensed Irrigation Technician.