Nunnallee Inspections



Condo Inspection

Sample Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: NunnalleeInspections.com
(Name of Client)

Concerning: Condo Inspection
(Address or Other Identification of Inspected Property)

By: Sample Inspection Report
(Name and License Number of Inspector)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

”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.”

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I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): **Pier and beam**

Comments:

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.
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.

Foundation Performance Opinion:

There is evidence of settling as identified under "Walls" and "Ceilings & Floors". It is my opinion: the amount of deflection observed does not appear to exceed what would be considered acceptable tolerances. This opinion is based on what I am able to see at the time of this inspection and not the result of measuring and leveling tools similar to ones used by engineers and foundation contractors. If more accurate data and additional opinions are necessary, I recommend getting a second opinion, prior to closing, to help protect your interest

Note: The foundation is usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.

Interior sheetrock cracks and/or stress indicators were observed.

Sloping floors were observed during this inspection.

The foundation for the support at the rear of the structure is showing evidence of erosion. This should be monitor and repaired when necessary.



☑ ☐ ☐ ☑ **B. Grading & Drainage**

Comments:

Note: The Grading and Drainage is usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.

Some of the guttering is pulling loose.



☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: **Asphalt composition shingle**

Viewed From: **Viewed from Ground with Binoculars**

Comments:

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.

Note: The Roof Covering Materials are usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.

The rear section of the roof was not accessible.

The flashing is rusting. This can be repaired by painting with a rust inhibitor paint to prevent further corrosion.

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



There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing can allow water to penetrate at these points.



☑ ☐ ☐ ☑ **D. Roof Structure & Attic**

Viewed From: **Interior of attic**
Approximate Average Depth of Insulation: **6-8 inches**
Comments:
Approximate Average Thickness of Vertical Insulation: **4-6 inches**
Insulation Type: **Fiberglass Batt R-Value 2.2 Per Inch**
Type of Structure Construction: **Engineered Trusses**

Note: The Roof Structure & Attic may be the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.

Note: Not all areas of the attic were accessible due to storage, configuration, and/or tight spaces and any deficiencies may not be visible. Further investigation may be needed.

The fire taping in the HVAC is missing for the fire block wall and will need repair.

The fire block between the units is damaged and should be corrected as necessary in the upper attic.

Insulation improvements may be cost effective, depending on the anticipated term of ownership.

As with older homes the attic space is not properly ventilated. Creating better ventilation is usually not a huge expense and can save with energy cost. Repair as necessary.

Note: Visible evidence of rodent activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.

The attic floor insulation was observed to be missing in various attic locations.

Note: Sealing the areas were the soffits and roofs intersect will prevent unwanted pest from entering the house.

One of the attic vent(s) was observed partially covered by plywood.



There are visible water stains on the roof sheathing (decking) and structural members in various locations. It is recommended to consult with the owner about any information they may have on this condition. For all we know this may be old damage that has been already addressed.





The ridge board should be the full depth of the cut rafters. This is a common observation in older homes and may have not been required at the time your house was built, although per TREC standards I am required to report this item as in need of repair.



There is a damage truss gusset connection in the east area of the upper attic. This area should be investigated and/or repaired.



☑ ☐ ☐ ☑ **E. Walls (Interior & Exterior)**

Comments:

Note: The exterior walls are usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.

Note: Typical interior caulking, drywall and paint defects are considered cosmetic and are not a part of this inspection.

Note: 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.

NOTE: There may be cracks that develop in the walls, flooring, above doors and windows, etc. over the next few years. Settling and shrinkage, which can cause cracking, is a natural process and the appearance of cracks in concrete, walls and or tiles does not in of itself necessitate repairs or suggest a structural concern however it does require experience to make these types of assessments and a professional should be contacted if a concern should arise.

NOTE: please understand if remodeling is performed: to include removing or opening walls, ceilings, floors and other areas, deficiencies not noted in this inspection report will be discovered. This statement is not limited to this home, rather consistent with older homes of any kind.

There was considerable storage and/or personal items observed in the garage, closets and cabinets. These areas were not accessible at the time of this inspection.

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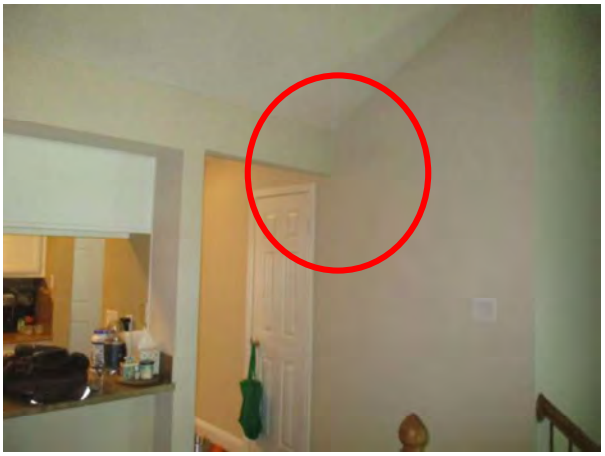
I	NI	NP	D	Inspection Item

Previous water damage was observed in the upstairs hall bathroom. It is recommended to consult with the owner about any information they may have on this condition. For all we know this may be old damage that has been already addressed.



Wall sheetrock stress indicators were observed in various locations.





Wall sheetrock stress cracks were observed in upstairs kitchen hall.



Previous water damage was observed in the master bathroom. It is recommended to consult with the owner about any information they may have on this condition. For all we know this may be old damage that has been already addressed.



☑ ☐ ☐ ☑ **F. Ceilings & Floors**

Comments:

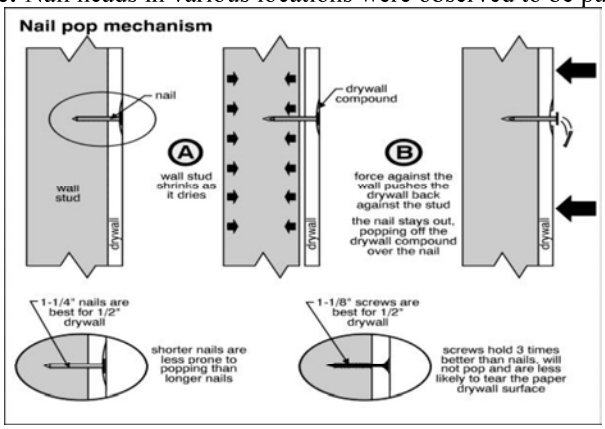
Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

Floor movement is apparent as indicated in the section under Walls (Interior & Exterior). This condition is typical for older or aging structures and can be attributed to over spanned lumber and/or structural fatigue. This does not appear to be causing a functional problem, if there any concerns further review by a professional in this field may be prudent.

Floor slopes are apparent. This condition is typical for older structures and can be attributed to over spanned lumber and/or structural fatigue. This does not appear to be causing a functional problem, however further review by a professional in this field may be prudent.

Note: The wood flooring appears to have surface scratches and signs wear.

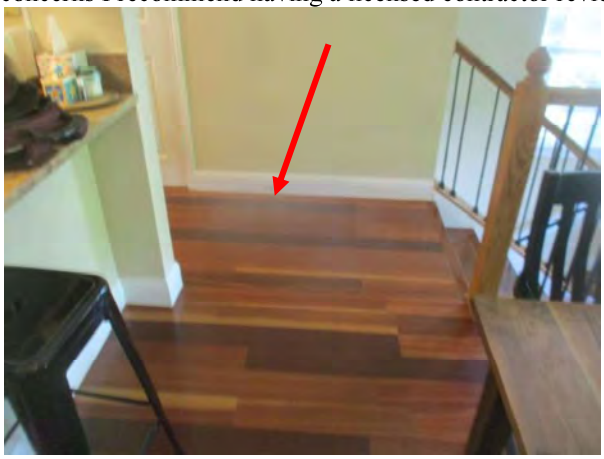
Note: Nail heads in various locations were observed to be pushing through the interior finish.



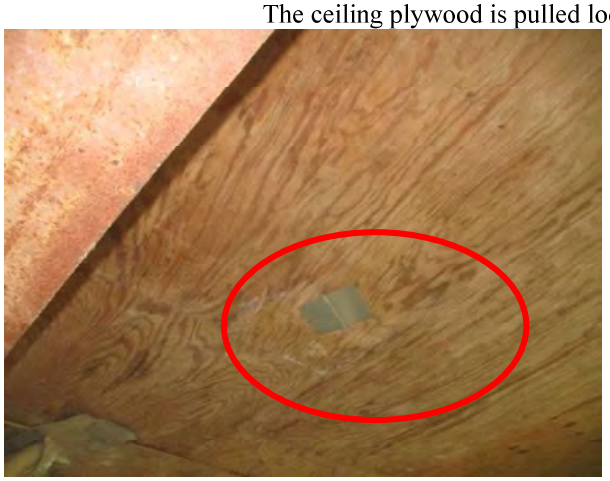
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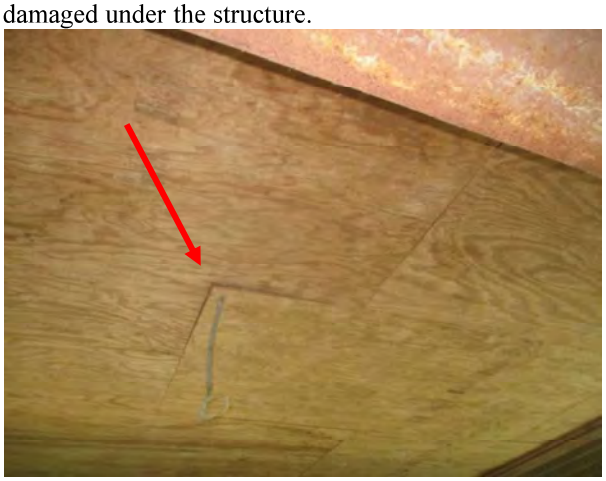
I	NI	NP	D	Inspection Item

There is a soft spot in the upper hallway to the kitchen flooring. I could not determine the cause. If there are any concerns I recommend having a licensed contractor review this observation.



The ceiling plywood is pulled loose and is damaged under the structure.





Water stains were observed on the ceiling finish material under the structure. The cause and remedy should be further evaluated and corrected as necessary.



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☑ ☐ ☐ ☑ **G. Doors (Interior & Exterior)**

Comments:

The threshold at the upstairs exterior closet door is damaged and/or loose.

Various door stoppers are missing. Installing or replacing stoppers with prevent damage to walls.

The master bedroom door locking hardware is damaged and/or is not functioning properly

The master bedroom sliding glass door could be improved to operate freely.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Type of Window: **Metal Frame, Double Glazed**

The windows are in mild disrepair. This is a common condition for homes of this age and does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid water infiltration and that the bedroom windows are operable in the event of an emergency.

Missing and/or damaged snap trim at one or more locations was observed at the time of inspection. This is a common observation for windows of this age.

Evidence of previous water staining/damage was observed at the interior windows in various locations. This usually suggests that condensation is forming on the interior of the metal framed windows and is a common observation

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Note: Damaged window screens were observed in one or more locations.

Some of the windows in more than one location are stiff and difficult to open and close. Improvements will need to be made to enable normal operation.

Note: Due to storage and furniture windows in numerous locations were not accessible during this inspection.

The window in the front entry next to the door is inoperative. Improvement can be undertaken to allow normal operation of the window.

Effective flashing should be provided for all doors and window trim that projects from the wall. This is a common observation and no damage associated with its absence was observed.



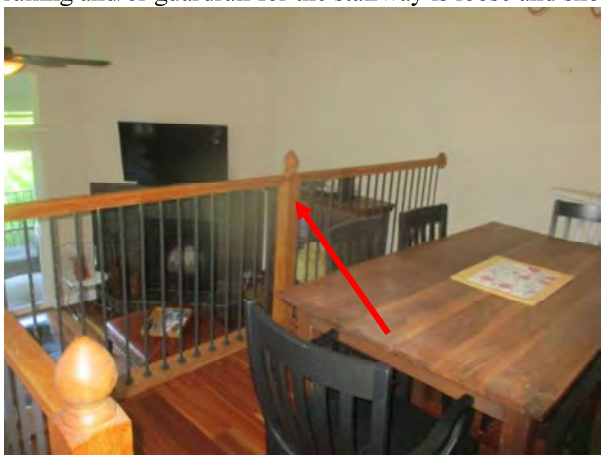
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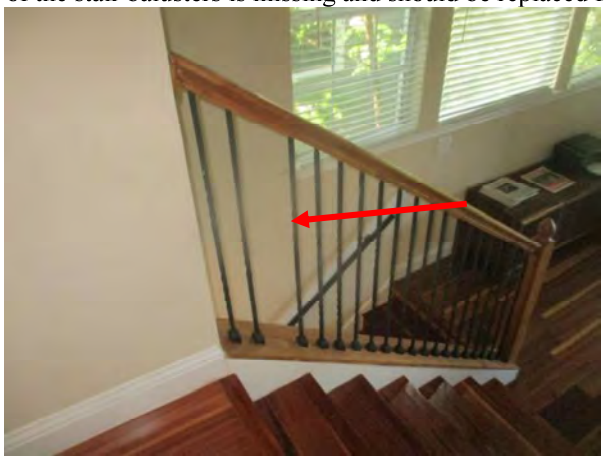
I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**I. Stairways (Interior & Exterior)**

Comments:

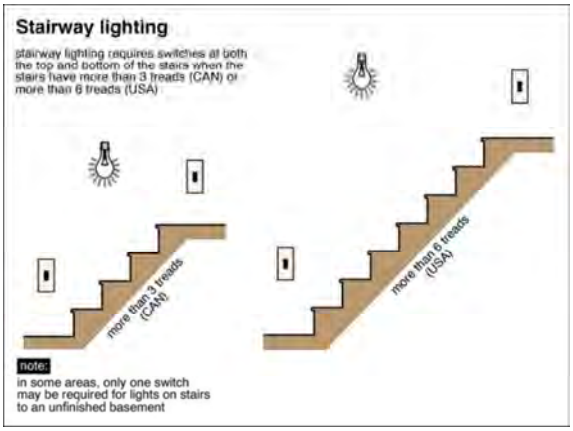
The railing and/or guardrail for the stairway is loose and should be better secured for reasons of safety.



One of the stair balusters is missing and should be replaced for safety reasons.



A three way switch for the stairway lighting was not present at the time of this inspection. Under current electrical standards, activation switches should be accessible at the top and bottom of the stairway without traversing any step of the stairs.



For improved safety, the handrail for the stairs should return to the wall.



☑ ☐ ☐ ☑ **J. Fireplace/Chimney**

Comments:

Type of Fireplace: **Wood Burning**

The presence of fire-stopping at the attic penetration of the chimney was not accessible and could not be verified at the time of inspection.

The fireplace firebox floor and rear wall is cracked should be repaired for improved safety.



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

Comments:

Note: An opinion on the performance of the elevated patios is not a warranty against future leaks. Active leaks are not visible during an inspection when there is no rain, and all the areas of the attic may not be accessible for inspection.

One or more wood deck floor board fasteners are backing out.

The openings in the railing are large enough to allow an object larger than four inches to fall through. *This item may have not been required at the time of construction although; per TREC standards (Texas real Estate Commission), I am required to report the lack of this item as in need of repair.*



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II. ELECTRICAL SYSTEMS

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

Comments:

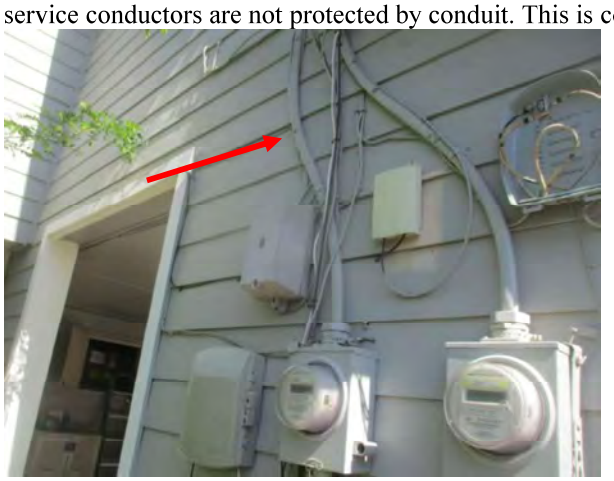
Box Rating and/or Main Disconnect Rating: **150amp**

Box Location: **East Exterior Wall- main disconnection panel, Upstairs bedroom- sub panel**

Additional grounding may be desirable. I only observed one grounding conductor at the time of this inspection. Under current electrical standards, two grounding sources are required.

A driven ground rod was not visible at the time of this inspection. Using the cold water piping as the primary ground is no longer an acceptable practice. This is an "as built" condition and improvement may be considered an upgrade to the property.

The service conductors are not protected by conduit. This is common for a home of this age.

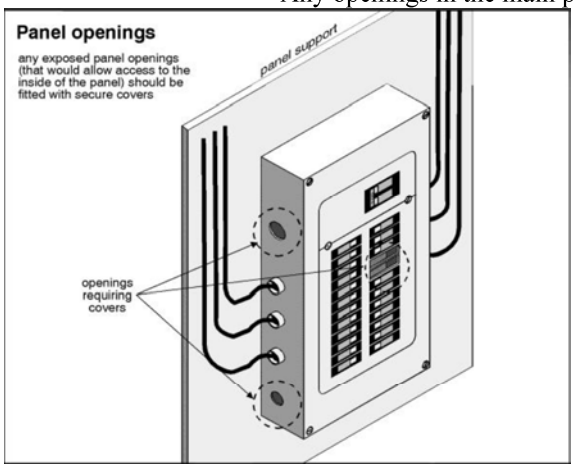


Sub Panel

All the breakers should be properly identified.

The sub panel door is not latching.

Any openings in the main panel should be covered.

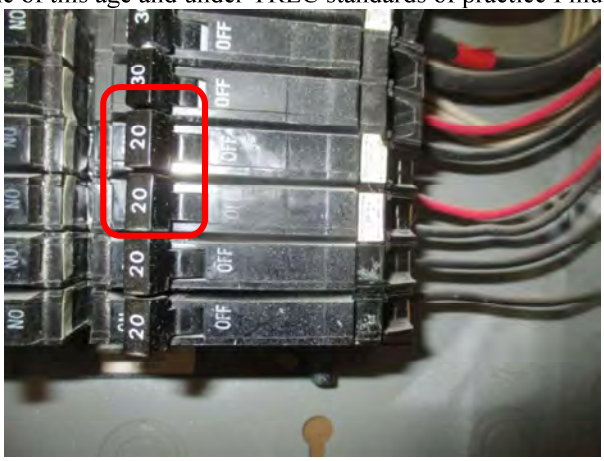




Double wired/lugged neutral wires observed in the sub panel. The arrangement is considered improper.



One or more of the breaker trip-ties appear to be missing. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties. This is a common observation for a home of this age and under TREC standards of practice I must list this item as deficient.



Main Panel

The main panel should be sealed to the structure, to help prevent water penetration.

The main disconnection panel cover is damaged



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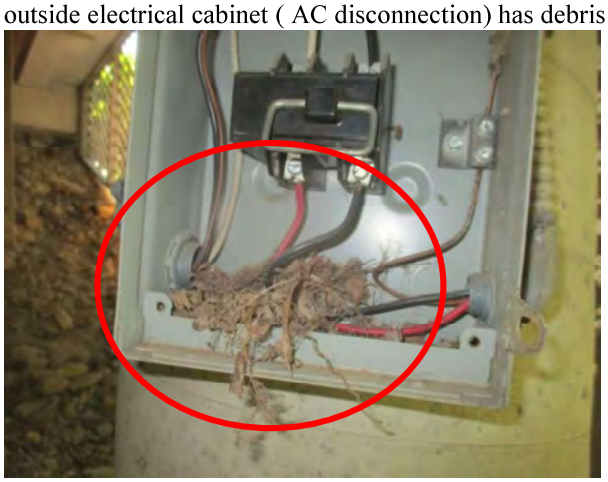
I	NI	NP	D	Inspection Item

AC Disconnection Box

The disconnection panel for the condenser is loose and needs to be better secured.

The electrical cabinet cover plate (dead front) is missing. This should be corrected for reasons of safety.

The outside electrical cabinet (AC disconnection) has debris that should be removed.



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

Type of Wiring: **Copper**

Comments:

Notice: In occupied and or staged structures; some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

Note: It is advisable to replace smoke/carbon monoxide detectors after 5-7 years and test on a monthly basis.

Notice: When homes are equipped with alarm systems the smoke detectors are not tested due this may cause a false alarm which may call the fire department. I recommend testing all smoke detectors on a regular basis for safety reasons.

All light fixtures should be protected by a globe of cage.

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to be ungrounded. Under current National Electrical Code Standards, the electrical snap switches and dimmer switches should be effective grounded. This observation is not limited to this home and is a typical with all homes this age.

I was unable to determine the function of light switches in more than one location.

Spliced electrical wires were observed in the kitchen upper cabinet above the sink. Spliced wires should be properly enclosed in junction box(es) and secured to the ceiling joist.

The fireplace recess light is inoperative. If the bulbs are not blown, the circuit should be investigated.

Various exterior receptacles appear to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary.

The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.

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

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

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NOTE: When your home is equipped with the three-pronged *ungrounded* dryer receptacle please remember, when installing your dryer, the dryer housing should be grounded to a proper grounding source. (i.e. cold water pipe)

There is a missing light bulb to the fixture in the water heater closet.

The receptacles cover plate is damage in the water heater closet.

The exterior first floor balcony light is inoperative. If the bulbs are not blown, the circuit should be investigated.

The HVAC closet light is inoperative. If the bulbs are not blown, the circuit should be investigated.

The electrical conduit should be properly supported at the AC condenser.

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

Not all of the kitchen receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen receptacles should have GFCI protection.



Under current standards all exterior receptacles should have rain tight protective covers.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of System: **Central Forced Air Furnace-Heat Pump**
Energy Source: **Electric**
Comments:

Central Heating System

Manufacturing Date: **2010**
Manufacturer: **Goodman**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Under current building standards, a service disconnect is required within sight of the unit, which was not present at the time of inspection.

The wires entering the furnace cabinet are properly secured or protected from the sharp edges of the cabinet.



☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: **Central Forced Air System**
Comments:

Notice: 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

Central Cooling System – *Energy Source: Electric*

Today's Temperature Differential (Delta-T): **15-17 Degrees**
Approximate System Size: **Two and 1/2 ton**
Location: **Exterior closet**
Manufacturing Date: **2010**
Manufacturer: **Goodman**
Type of Refrigerant: **R-410A**
Maximum Breaker labeled for Condenser: **30 amps**

This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

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

I	NI	NP	D	Inspection Item

Although this component appears to be performing adequately at the time of this inspection. The following observations listed below are minor repairs commonly found. Repairing these items will help reduce energy cost and preventative damage.

The air conditioning unit should be provided with an auxiliary drain or a device that will shut off the unit in the event the primary drain line becomes obstructed.

There was no insulation observed on the primary condensate drain line that runs off the coil housing. Insulating the drain line, this will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings.

There is no drain line for the safety pan and I did not locate a safety switch for the pan. This should be further reviewed and repaired to protect from an overfilled pan.

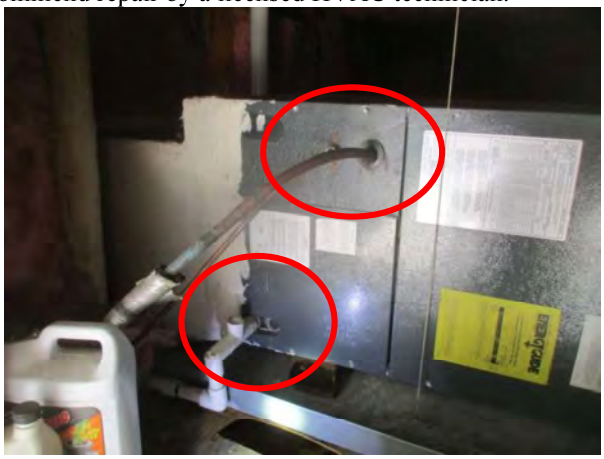
The condensate drain line vent should be two inches above the drain.



Damaged, deteriorated and/or missing insulation on the refrigerant lines at the evaporator coil should be repaired or replaced as necessary. This will keep condensate from dripping into the pan and potentially causing corrosion and possible damage to floors and ceilings.



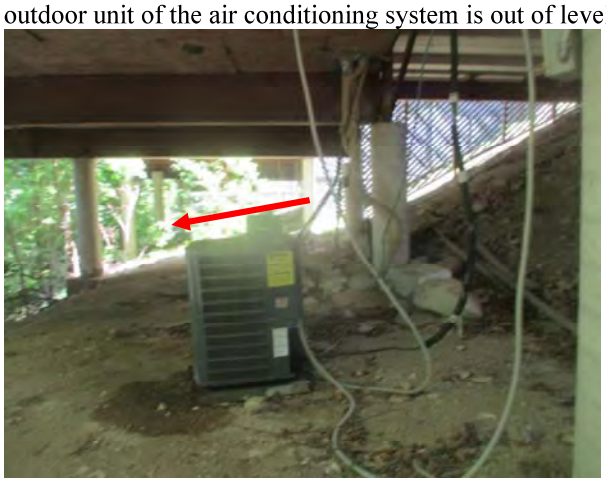
It appears the cover to the evaporator coil is not sealed and is drawing air from within the attic space. Recommend repair by a licensed HVAC technician.



There is air leaking where the supply air plenum attaches to the air handler. This improvement is a minor repair and will reduce energy costs.



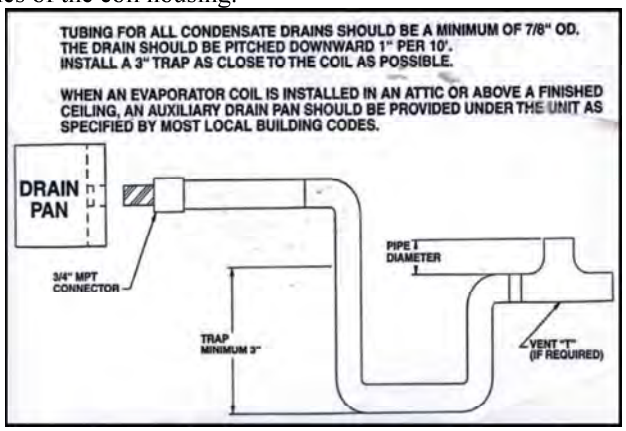
The outdoor unit of the air conditioning system is out of level. This should be improved.



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



The primary condensate drain lines are not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.



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

Comments:

The duct system needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

The supply and or return air registers are dirty and suggest that the ducts require cleaning. It is recommended to have an HVAC company evaluated the condition of the ducts and the evaporator coil and service if necessary.

One or more supply air registers have evidence of condensation, the cause and remedy should be further investigated.

Duct insulation covering is damaged and pulling loose. Notice these types of gray ducts are no longer used due to the coverings susceptible to UV degradation. I recommend have an HVAC company review and evaluate the condition and cost of replacement for these ducts.

Duct connections to the plenum(s) are not sealed with mastic and will leak air at most if not all connections. This is an as-built condition and a common observation for homes of this age. This condition is not a result of negligence or lack of maintenance and improvement may be considered an upgrade to the property.

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

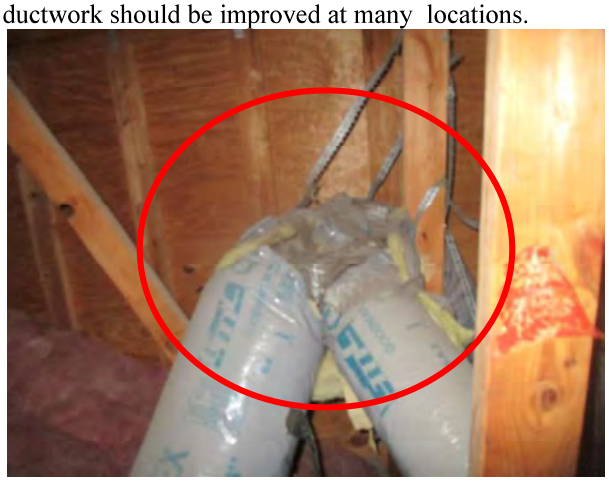
I	NI	NP	D	Inspection Item

There is an unidentifiable vent terminating in the upper east attic



Loose fitting joints and/or openings in the ductwork should be improved at many locations.





The ducts are leaking air where they attach to the supply plenum. This should be repaired to improve efficiency.



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

I	NI	NP	D	Inspection Item

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing supply, Distribution Systems and Fixtures**

Location of water meter: **Unable to Locate**
Location of main water supply valve: **unable to locate**
Static water pressure reading: **60-70 psi**
Comments:

All toilet fixtures are functioning as intended ☑Yes or ☐No. If no see below

All sink fixtures are functioning as intended ☑Yes or ☐No. If no see below

All shower fixtures are functioning as intended ☑Yes or ☐No. If no see below

All tub fixtures are functioning as intended ☐Yes or ☑No. If no see below

NOTE: As is not uncommon for homes of this age and location, some of the water fixture supply valves are older. Older supply valves may be working as intended however when and if operated, (opened or closed) it is probable a leak will begin immediately.

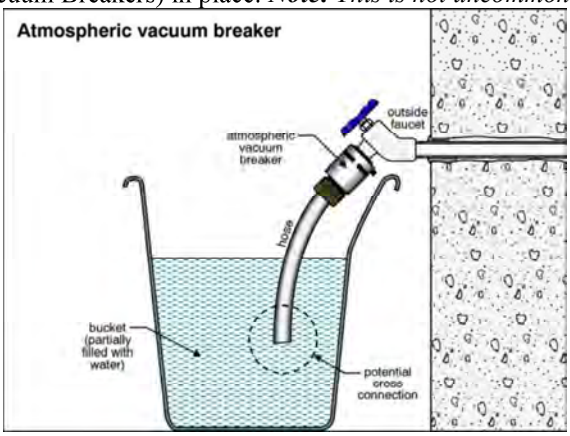
Note: Evidence of a previous water leak was observed under one on more sinks.

The customer shut-off valve was not located at the time of the inspection. I recommend asking the current home owner as to its location.

One or more of the exterior water hose bibbs (faucets) are leaking at the handle when operated.

Various hose bibbs are loose and should be secured.

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.*



Upstairs Hall Bathroom

Note: The sink is designed with no over flow drains. Caution should be made when filling sink to prevent over flow.

Master Bathroom

The drain stop for the tub is not installed and should be repaired.

The shower/tub faucet handle is loose.

The tub faucet (spigot) is loose and should be tightened.

The corners of the tub surround needs to be re-caulked.

The left sink faucet handles are loose.

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The bathtub shower head diverter leaks at the tub faucet when on.



The supply valves and faucet for the shower/tub should be sealed to the enclosure.



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

Comments:

Notice: *Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. 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.*

NOTE: I have attempted to evaluate the drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but ***this is not a conclusive test and only a video-scan of the main line would confirm its actual condition****. I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the end of your option period*

Main Clean out Location: Rear of the House

The master bathroom bathtub was observed to drain slowly, suggesting that an obstruction may exist.

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

I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**C. Water Heating Equipment**

Energy Source: **Electric**
Capacity: **50 Gallons**
Comments:
Location: **Exterior Closet**
Manufacturing Date: **2007**

Notice: The T&P (temperature and pressure) valve was not operated at the time of this inspection.

The water heater(s) appeared to be performing adequately at the time of this inspection
☑ *Yes* or ☐ *No*

A disconnect for all appliances is required within sight of the unit and was not present at the time of inspection. This will not compromise the use of this unit although does not meet current electrical standards.

The non-metallic sheathed cable branch circuit wiring to the water heater is exposed and should be enclosed in conduit.

Under today's standards the hot and cold water supply lines for water heaters should be insulated within five feet

The exterior temperature and pressure relief (TPR) discharge pipe does not terminate at the proper height over the finished grade (ground). The TPR discharge pipe should terminate a minimum of 6-inch above the ground.



No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional

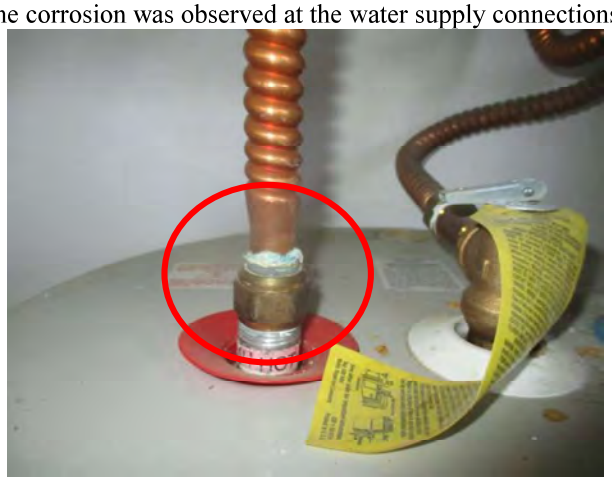


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The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.



Some corrosion was observed at the water supply connections at the top of the water heater.



☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

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

I	NI	NP	D	Inspection Item

V. APPLIANCES

☑ ☐ ☐ ☑ **A Dishwasher**

Comments:

The dishwasher(s) appeared to be performing adequately at the time of this inspection

☑ *Yes* or ☐ *No* If no see below

The dishwasher drain connection at the waste piping is considered marginal. This should be investigated and repairs undertaken, if necessary.

☑ ☐ ☐ ☑ **B. Food Waste Disposer**

Comments:

The disposer(s) appeared to be performing adequately at the time of this inspection

☑ *Yes* or ☐ *No* If no see below

Wiring serving the food waste disposer should be protected by a conduit.

The wires entering the disposer are not properly secured or protected from the sharp edges.



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

Comments:

The range hood and exhaust systems appeared to be performing adequately at the time of this inspection

☑ *Yes or* ☐ *No* If no see below

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

Comments:

The Range(s), Cooktop(s), and/or Oven(s) appeared to be performing adequately at the time of this inspection

☑ *Yes* or ☐ *No* If no see below

The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.

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

I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**E. Microwave Oven** *Comments:* The microwave oven(s) appeared to be performing adequately at the time of this inspection ☐ *Yes or* ☑ *No* If no see below The microwave was inoperative at the time of this inspection. Repair as necessary. The microwave was not securely mounted. This condition should be repaired.
☑	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* The mechanical exhaust vents and bathroom heaters appeared to be performing adequately at the time of this inspection ☑ *Yes or* ☐ *No* If no see below
☐	☐	☑	☐	**G. Garage Door Operators** *Comments:*
☑	☐	☐	☐	**H. Dryer Exhaust Systems** *Comments:* **Notice:** Evaluation of the dryer vent operation cannot be determined during this inspection. The dryer vent will be visually inspected, where available and observed deficiencies will be reported below. All components were found to be in satisfactory condition on the day of the inspection.

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

I	NI	NP	D	Inspection Item

VI. OPTIONAL SYSTEMS

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

☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:
Type of Filter:

☐ ☐ ☑ ☐ **C. Outbuildings**
Comments:

☐ ☐ ☑ ☐ **D. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☑ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

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05-04-15

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

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ADDENDUM: REPORT SUMMARY

The following is an itemized list copied from the main body of the report. Some items may need to be budgeted for over the short term. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

STRUCTURAL SYSTEMS

- **Foundations**
- Foundation Performance Opinion:
  There is evidence of settling as identified under "Walls" and "Ceilings & Floors". It is my opinion: the amount of deflection observed does not appear to exceed what would be considered acceptable tolerances. This opinion is based on what I am able to see at the time of this inspection and not the result of measuring and leveling tools similar to ones used by engineers and foundation contractors. If more accurate data and additional opinions are necessary, I recommend getting a second opinion, prior to closing, to help protect your interest
- Note: The foundation is usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.
- Interior sheetrock cracks and/or stress indicators were observed.
- Sloping floors were observed during this inspection.
- The foundation for the support at the rear of the structure is showing evidence of erosion. This should be monitor and repaired when necessary.
- **Grading & Drainage**
- Note: The Grading and Drainage is usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.
- Some of the guttering is pulling loose.
- **Roof Covering Materials**
- Note: The Roof Covering Materials are usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.
- The rear section of the roof was not accessible.
- The flashing is rusting. This can be repaired by painting with a rust inhibitor paint to prevent further corrosion.
- The flashing is lifting and/or pulling loose and should be re-secured.
- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing can allow water to penetrate at these points.
- **Roof Structure & Attic**
- Note: The Roof Structure & Attic may be the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.
- Note: Not all areas of the attic were accessible due to storage, configuration, and/or tight spaces and any deficiencies may not be visible. Further investigation may be needed.
- The fire taping in the HVAC is missing for the fire block wall and will need repair.
- The fire block between the units is damaged and should be corrected as necessary in the upper attic.
- Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- As with older homes the attic space is not properly ventilated. Creating better ventilation is usually not a huge expense and can save with energy cost. Repair as necessary.

- Note: Visible evidence of rodent activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.
- The attic floor insulation was observed to be missing in various attic locations.
- Note: Sealing the areas were the soffits and roofs intersect will prevent unwanted pest from entering the house.
- One of the attic vent(s) was observed partially covered by plywood.
- There are visible water stains on the roof sheathing (decking) and structural members in various locations. It is recommended to consult with the owner about any information they may have on this condition. For all we know this may be old damage that has been already addressed.
- The ridge board should be the full depth of the cut rafters. This is a common observation in older homes and may have not been required at the time your house was built, although per TREC standards I am required to report this item as in need of repair.
- There is a damage truss gusset connection in the east area of the upper attic. This area should be investigated and/or repaired.
- **Walls (Interior & Exterior)**
- Note: The exterior walls are usually the HOA's responsibility. I would check with the current owner or contact the HOA representative to verify.
- Note: Typical interior caulking, drywall and paint defects are considered cosmetic and are not a part of this inspection.
- Note: 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.
- NOTE: There may be cracks that develop in the walls, flooring, above doors and windows, etc. over the next few years. Settling and shrinkage, which can cause cracking, is a natural process and the appearance of cracks in concrete, walls and or tiles does not in of itself necessitate repairs or suggest a structural concern however it does require experience to make these types of assessments and a professional should be contacted if a concern should arise.
- NOTE: please understand if remodeling is performed: to include removing or opening walls, ceilings, floors and other areas, deficiencies not noted in this inspection report will be discovered. This statement is not limited to this home, rather consistent with older homes of any kind.
- There was considerable storage and/or personal items observed in the garage, closets and cabinets. These areas were not accessible at the time of this inspection.
- Previous water damage was observed in the upstairs hall bathroom. It is recommended to consult with the owner about any information they may have on this condition. For all we know this may be old damage that has been already addressed.
- Wall sheetrock stress indicators were observed in various locations.
- Wall sheetrock stress cracks were observed in upstairs kitchen hall.
- Previous water damage was observed in the master bathroom. It is recommended to consult with the owner about any information they may have on this condition. For all we know this may be old damage that has been already addressed.
- **Ceilings & Floors**
- Note: 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.
- Floor movement is apparent as indicated in the section under Walls (Interior & Exterior). This condition is typical for older or aging structures and can be attributed to over spanned lumber and/or structural fatigue. This does not appear to be causing a functional problem, if there any concerns further review by a professional in this field may be prudent.
- Floor slopes are apparent. This condition is typical for older structures and can be attributed to over spanned lumber and/or structural fatigue. This does not appear to be causing a functional problem, however further review by a professional in this field may be prudent.
- Note: The wood flooring appears to have surface scratches and signs wear.

- Note: Nail heads in various locations were observed to be pushing through the interior finish.
- There is a soft spot in the upper hallway to the kitchen flooring. I could not determine the cause. If there are any concerns I recommend having a licensed contractor review this observation.
- The ceiling plywood is pulled loose and is damaged under the structure.
- Water stains were observed on the ceiling finish material under the structure. The cause and remedy should be further evaluated and corrected as necessary.
- **Doors (Interior & Exterior)**
- The threshold at the upstairs exterior closet door is damaged and/or loose.
- Various door stoppers are missing. Installing or replacing stoppers with prevent damage to walls.
- The master bedroom door locking hardware is damaged and/or is not functioning properly
- The master bedroom sliding glass door could be improved to operate freely.
- **Windows**
- The windows are in mild disrepair. This is a common condition for homes of this age and does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid water infiltration and that the bedroom windows are operable in the event of an emergency.
- Missing and/or damaged snap trim at one or more locations was observed at the time of inspection. This is a common observation for windows of this age.
- Evidence of previous water staining/damage was observed at the interior windows in various locations. This usually suggests that condensation is forming on the interior of the metal framed windows and is a common observation
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- Note: Damaged window screens were observed in one or more locations.
- Some of the windows in more than one location are stiff and difficult to open and close. Improvements will need to be made to enable normal operation.
- Note: Due to storage and furniture windows in numerous locations were not accessible during this inspection.
- The window in the front entry next to the door is inoperative. Improvement can be undertaken to allow normal operation of the window.
- Effective flashing should be provided for all doors and window trim that projects from the wall. This is a common observation and no damage associated with its absence was observed.
- **Stairways (Interior & Exterior)**
- The railing and/or guardrail for the stairway is loose and should be better secured for reasons of safety.
- One of the stair balusters is missing and should be replaced for safety reasons.
- A three way switch for the stairway lighting was not present at the time of this inspection. Under current electrical standards, activation switches should be accessible at the top and bottom of the stairway without traversing any step of the stairs.
- For improved safety, the handrail for the stairs should return to the wall.
- **Fireplace/Chimney**
- The presence of fire-stopping at the attic penetration of the chimney was not accessible and could not be verified at the time of inspection.
- The fireplace firebox floor and rear wall is cracked should be repaired for improved safety.
- **Porches, Balconies, Decks, and Carports**
- Note: An opinion on the performance of the elevated patios is not a warranty against future leaks. Active leaks are not visible during an inspection when there is no rain, and all the areas of the attic may not be accessible for inspection.

- One or more wood deck floor board fasteners are backing out.
- The openings in the railing are large enough to allow an object larger than four inches to fall through. This item may have not been required at the time of construction although; per TREC standards (Texas real Estate Commission), I am required to report the lack of this item as in need of repair.

ELECTRICAL SYSTEMS

- Additional grounding may be desirable. I only observed one grounding conductor at the time of this inspection. Under current electrical standards, two grounding sources are required.
- A driven ground rod was not visible at the time of this inspection. Using the cold water piping as the primary ground is no longer an acceptable practice. This is an "as built" condition and improvement may be considered an upgrade to the property.
- The service conductors are not protected by conduit. This is common for a home of this age.
    - Sub Panel
- All the breakers should be properly identified.
- The sub panel door is not latching.
- Any openings in the main panel should be covered.
- Double wired/lugged neutral wires observed in the sub panel. The arrangement is considered improper.
- One or more of the breaker trip-ties appear to be missing. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties. This is a common observation for a home of this age and under TREC standards of practice I must list this item as deficient.
    - Main Panel
- The main panel should be sealed to the structure, to help prevent water penetration.
- The main disconnection panel cover is damaged
    - AC Disconnection Box
- The disconnection panel for the condenser is loose and needs to be better secured.
- The electrical cabinet cover plate (dead front) is missing. This should be corrected for reasons of safety.
- The outside electrical cabinet (AC disconnection) has debris that should be removed.
- **Branch Circuits, Connected Devices, and Fixtures**
- Notice: In occupied and or staged structures; some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- Note: It is advisable to replace smoke/carbon monoxide detectors after 5-7 years and test on a monthly basis.
- Notice: When homes are equipped with alarm systems the smoke detectors are not tested due this may cause a false alarm which may call the fire department. I recommend testing all smoke detectors on a regular basis for safety reasons.
- All light fixtures should be protected by a globe of cage.
- A random sampling of switches was made. The cover plates were removed and the snap switches were observed to be ungrounded. Under current National Electrical Code Standards, the electrical snap switches and dimmer switches should be effective grounded. This observation is not limited to this home and is a typical with all homes this age.
- I was unable to determine the function of light switches in more than one location.
- Spliced electrical wires were observed in the kitchen upper cabinet above the sink. Spliced wires should be properly enclosed in junction box(es) and secured to the ceiling joist.
- The fireplace recess light is inoperative. If the bulbs are not blown, the circuit should be investigated.
- Various exterior receptacles appear to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary.
- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.

- One or more of the receptacles were observed to be loose at the wall mount in various locations
- One or more of the exterior receptacles were observed to be loose at the wall mount
- NOTE: When your home is equipped with the three-pronged ungrounded dryer receptacle please remember, when installing your dryer, the dryer housing should be grounded to a proper grounding source. (i.e. cold water pipe)
- There is a missing light bulb to the fixture in the water heater closet.
- The receptacles cover plate is damage in the water heater closet.
- The exterior first floor balcony light is inoperative. If the bulbs are not blown, the circuit should be investigated.
- The HVAC closet light is inoperative. If the bulbs are not blown, the circuit should be investigated.
- The electrical conduit should be properly supported at the AC condenser.
- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).
- Not all of the kitchen receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen receptacles should have GFCI protection.
- Under current standards all exterior receptacles should have rain tight protective covers.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- **Heating Equipment**
- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.
- Under current building standards, a service disconnect is required within sight of the unit, which was not present at the time of inspection.
- The wires entering the furnace cabinet are properly secured or protected from the sharp edges of the cabinet.
- **Cooling Equipment**
- This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:
- Although this component appears to be performing adequately at the time of this inspection. The following observations listed below are minor repairs commonly found. Repairing these items will help reduce energy cost and preventative damage.
- The air conditioning unit should be provided with an auxiliary drain or a device that will shut off the unit in the event the primary drain line becomes obstructed.
- There was no insulation observed on the primary condensate drain line that runs off the coil housing. Insulating the drain line, this will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings.
- There is no drain line for the safety pan and I did not locate a safety switch for the pan. This should be further reviewed and repaired to protect from an overfilled pan.
- The condensate drain line vent should be two inches above the drain.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines at the evaporator coil should be repaired or replaced as necessary. This will keep condensate from dripping into the pan and potentially causing corrosion and possible damage to floors and ceilings.
- It appears the cover to the evaporator coil is not sealed and is drawing air from within the attic space. Recommend repair by a licensed HVAC technician.
- There is air leaking where the supply air plenum attaches to the air handler. This improvement is a minor repair and will reduce energy costs.
- The outdoor unit of the air conditioning system is out of level. This should be improved.

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The primary condensate drain lines are not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.
- **Duct System, Chases, and Vents**
- The duct system needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:
- The supply and or return air registers are dirty and suggest that the ducts require cleaning. It is recommended to have an HVAC company evaluated the condition of the ducts and the evaporator coil and service if necessary.
- One or more supply air registers have evidence of condensation, the cause and remedy should be further investigated.
- Duct insulation covering is damaged and pulling loose. Notice these types of gray ducts are no longer used due to the coverings susceptible to UV degradation. I recommend have an HVAC company review and evaluate the condition and cost of replacement for these ducts.
- Duct connections to the plenum(s) are not sealed with mastic and will leak air at most if not all connections. This is an as-built condition and a common observation for homes of this age. This condition is not a result of negligence or lack of maintenance and improvement may be considered an upgrade to the property.
- There is an unidentifiable vent terminating in the upper east attic
- Loose fitting joints and/or openings in the ductwork should be improved at many locations.
- The ducts are leaking air where they attach to the supply plenum. This should be repaired to improve efficiency.

PLUMBING SYSTEM

- **Plumbing supply, Distribution Systems and Fixtures**
- NOTE: As is not uncommon for homes of this age and location, some of the water fixture supply valves are older. Older supply valves may be working as intended however when and if operated, (opened or closed) it is probable a leak will begin immediately.
- Note: Evidence of a previous water leak was observed under one on more sinks.
- The customer shut-off valve was not located at the time of the inspection. I recommend asking the current home owner as to its location.
- One or more of the exterior water hose bibbs (faucets) are leaking at the handle when operated.
- Various hose bibbs are loose and should be secured.
- 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.
    - Upstairs Hall Bathroom
- Note: The sink is designed with no over flow drains. Caution should be made when filling sink to prevent over flow.
    - Master Bathroom
- The drain stop for the tub is not installed and should be repaired.
- The shower/tub faucet handle is loose.
- The tub faucet (spigot) is loose and should be tightened.
- The corners of the tub surround needs to be re-caulked.
- The left sink faucet handles are loose.
- The bathtub shower head diverter leaks at the tub faucet when on.
- The supply valves and faucet for the shower/tub should be sealed to the enclosure.

- **Drains, Wastes, and Vents**
- NOTE: I have attempted to evaluate the drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the end of your option period
- Main Clean out Location: Rear of the House
- The master bathroom bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- **Water Heating Equipment**
- Notice: The T&P (temperature and pressure) valve was not operated at the time of this inspection.
- The water heater(s) appeared to be performing adequately at the time of this inspection
- A disconnect for all appliances is required within sight of the unit and was not present at the time of inspection. This will not compromise the use of this unit although does not meet current electrical standards.
- The non-metallic sheathed cable branch circuit wiring to the water heater is exposed and should be enclosed in conduit.
- Under today's standards the hot and cold water supply lines for water heaters should be insulated within five feet
- The exterior temperature and pressure relief (TPR) discharge pipe does not terminate at the proper height over the finished grade (ground). The TPR discharge pipe should terminate a minimum of 6-inch above the ground.
- No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.
- Some corrosion was observed at the water supply connections at the top of the water heater.

APPLIANCES

- **Dishwasher**
- The dishwasher(s) appeared to be performing adequately at the time of this inspection
- The dishwasher drain connection at the waste piping is considered marginal. This should be investigated and repairs undertaken, if necessary.
- **Food Waste Disposer**
- The disposer(s) appeared to be performing adequately at the time of this inspection
- Wiring serving the food waste disposer should be protected by a conduit.
- The wires entering the disposer are not properly secured or protected from the sharp edges.
- **Ranges, Cooktops, and Ovens**
- The Range(s), Cooktop(s), and/or Oven(s) appeared to be performing adequately at the time of this inspection
- The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.
- **Microwave Oven**
- The microwave was inoperative at the time of this inspection. Repair as necessary.
- The microwave was not securely mounted. This condition should be repaired.

ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a well-built 32 year old (approximate age) home. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. *Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces east.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 57-61 degrees F.