



## HOME INSPECTION REPORT

1234 Main St.  
Bastrop TX 78602

Buyer Name

01/21/2019 9:00AM



Inspector

**John Pickren**

TREC Professional Inspector License #  
22222

5126635709

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Agent

**Agent Name**

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# PROPERTY INSPECTION REPORT

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

**Concerning:** 1234 Main St. Bastrop TX 78602  
(Address or Other Identification of Inspected Property)

**By:** John Pickren - TREC Professional Inspector License # 22222 01/21/2019 9:00AM  
(Name and License Number of Inspector) (Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Present During Inspection:* Buyer, Buyer Agent

*Occupancy:* Vacant

*Temperature (approximate):* 38 Fahrenheit (F) -

**Temperature at Start of Inspection:**



*Weather Conditions:* Cloudy

*Type of Building:* Attached, Townhouse

*Year Home Built::*

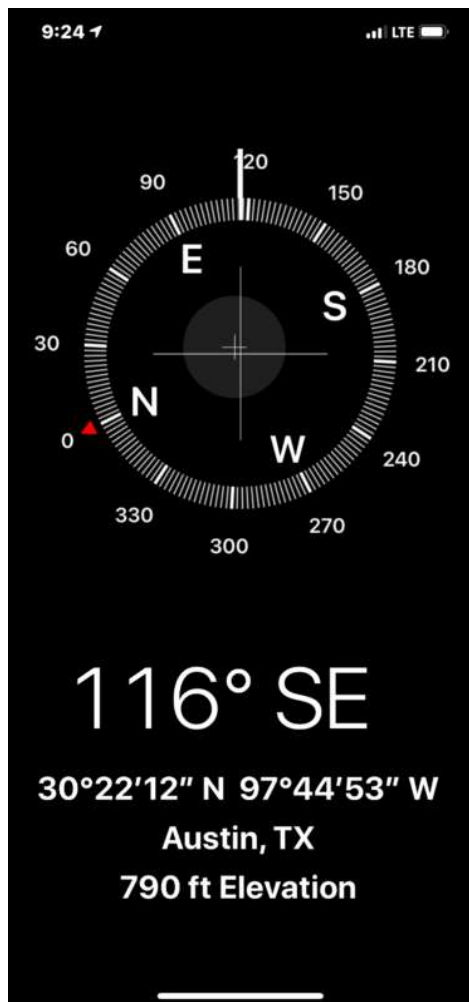
**1982**

*Home Faces: :*

**East**

**Exterior locations referred to in this report will be indicated as:**

**Front, Back, Right Side, Left Side as viewed from the street facing the structure.**



*Misc. Comments and Statements::*

**This report is paid for and prepared for the client listed above, this report is not transferable and is not valid without a signed Service Agreement. The completed report is the sole property of the client.**

**The purpose of this inspection is to report on the general conditions of the home and identify and disclose major defects and deficiencies of the inspected systems and components according to the Standards of Practice set forth by the Texas Real Estate Commission that exist at the time of the inspection and are evident to the inspector upon ordinary visual observation. It is a snapshot of the home taken during the time frame of the inspection.**

**This inspection report is not intended as a warranty as to the performance or condition of any item inspected or present in the home.**

**Deficiencies noted in this report, unless other wise indicated, should be addressed by a qualified and where possible, a licensed specialist with the knowledge and skills to provide a competent evaluation and remedy for the deficiency.**

**Photographs are provided as a courtesy to assist in describing some deficiencies and other photographs are provided to document certain conditions. Additional photographs of conditions in the home have been taken by the inspector and will be kept on file for future reference if needed.**

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Comments:*

**No visible evidence on the interior or the exterior of any shifting, cracking, settling, or other movements of major concern connected to the foundation were observed during this inspection.**

*Type of Foundation(s):* Concrete

*Performance Opinion::*

**At this time it is the opinion of this inspector that the foundation appears to be supporting the structure as intended and no immediate or significant repairs are needed.**

**No instruments were used to determine if the foundation is level and there were no indications of excessive slopes or deflections observed on the surface of the slab. Floor coverings were not removed during this inspection and this performance opinion is based strictly on visual observations of the conditions that were present during this inspection.**

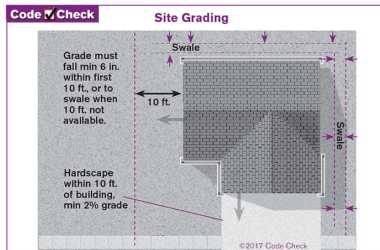
**If additional information is required, it should be obtained through the services of a licensed structural engineer.**

**B. Grading and Drainage**

*Comments:*

**All soil elevations surrounding the structure have sufficient slope away from the building to allow for proper drainage.**

**Lot drainage standards call for 4' to 6' inches of the foundation to be visible on all elevations with a minimum of 6' inches slope away from the home in the first 10' feet.**



*Gutters and Downspouts in Place:*

**Home has gutters and downspouts in place and all appear to be performing as intended.**



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**1: Soil Elevations:**

🚫 Recommendation

**Deficient:** Soil elevations are too high on right side of garage . Industry standards call for a minimum of 4-6' inches of the foundation be visible on all elevations.

Recommendation: Contact a qualified landscaping contractor



Should be 4-6' inches of foundation visible.

**C. Roof Covering Materials**

*Comments::*

**When possible roof covering inspections are performed by walking the roof to visually inspect all areas for proper performance and to determine if there are any areas that are failing or deficient. There are many factors that can prohibit the inspector from accessing the roof, these include too steep of a pitch, loose granules on the shingle tabs, and weather conditions including too hot, wet or windy to safely walk on the roof. The inspectors safety is the most important factor involved in making the decision to walk the roof or view it with binoculars or from the edge using a ladder.**

**Roof was walked during this inspection.**

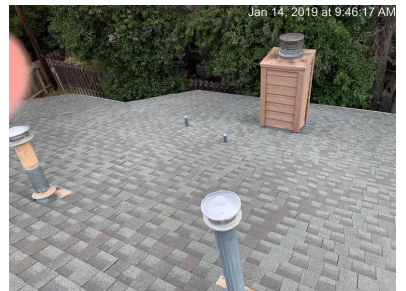


*Types of Roof Covering:* Dimensional Grade Asphalt

*Viewed From:* Roof

*Dimensional Grade Roof Covering:*

**Home has a recently installed dimensional grade roof covering with all roof penetrations and flashing properly installed. This type of roof covering generally has a life expectancy of 20-25 years before replacement is needed.**



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**1: Tree Limbs:**

🚫 Recommendation

**Deficient:** All tree limbs should be cut back away from roof covering a minimum of three feet to prevent damage from occurring during storm events.

Recommendation: Contact a qualified tree service company.



Cut tree limbs back a minimum of three feet from roof covering.

**D. Roof Structure & Attic**

*Comments::*

Accessing and entering the attic space is a very important part of the home inspection. Attic access opening are required to be a minimum of 20' x 30" to allow for a safe entrance and exit from the attic with a minimum of 30' inches of headroom available in the attic space. Excess insulation, unsafe electrical wiring, and unstable framing can limit the areas that can be inspected. Every effort will be made to perform a full attic inspection and any limitations will be documented.

Attic space was accessed during this inspection.



*Viewed From: Attic Space:*

Attic space was viewed from service decking installed inside attic. Not all areas of the attic could be inspected due to possible unsafe conditions such as insulation obscuring attic framing, items being stored in attic space, and unsecured electrical wiring making it unsafe to navigate all areas.



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*Approximate Average Depth of Insulation:* 8-10 inches, this is sufficient R-value  
*Approximate Average Thickness of Vertical Insulation::*  
**4-6" inches- attached to skylight.**



Vertical insulation attached to skylight.

*Comments: Pre-Fabricated Trusses:*

**Attic structure is constructed with pre-fabricated trusses. Proper bracing is in place as required. All structural components have been installed according to industry standards and all areas are performing as intended. Service decking has been installed to allow for access to all equipment located in attic space.**

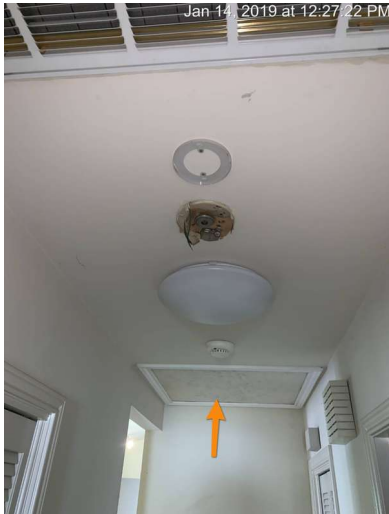


*Attic Access- No Ladder:*

**Attic access is a sheet-rock hatch installed in the hallway. There is no ladder installed.**

**Opening is 31" x 32' inches.**

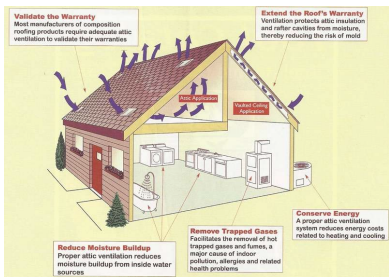
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Attic access.

*Attic Ventilation: Soffit/Exhaust/Gable Vents:*

**Home has soffit vents installed approx. every 6-8' feet feeding fresh air into the attic space as it is exhausted through passive exhaust vents and one gable vent. This is sufficient to provide fresh air into the attic space.**



*Observation: Possible Rodent Activity:*

**Observation:** Possible rodent activity was observed in attic space. have a pest professional further evaluate and provide recommendations.



Evidence of rodent activity.

*Attic Access-Garage :*

**Garage attic access is a 12" x 16' inch opening installed in garage ceiling.**

**Recommend installing a pull-down ladder for better access so that area can be used for storage.**

*Type of Roof Structure::* Gable

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**1: Attic Access: Not-Insulated**

🚫 Recommendation

**Deficient:** Attic access is not insulated and is allowing conditioned air to escape into attic space resulting in higher utility expenses. Recommend having a handyman insulate and seal access opening.

Recommendation: Contact a qualified handyman.

**2: Attic Insulation- Missing**

🚫 Recommendation

**Deficient:** Attic insulation is missing in several locations. Have a insulation specialist provide needed repairs.

Recommendation: Contact a qualified insulation contractor.



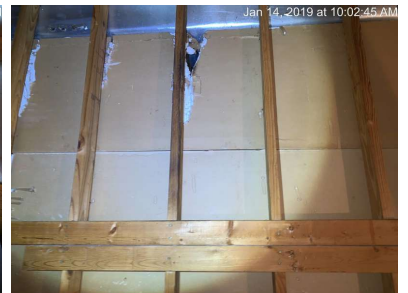
Missing attic insulation.

**3: Incomplete Draft Stop**

🚫 Recommendation

**Deficient:** Party wall in between units in attic space is required to be sealed to prevent fire from easily moving from one unit to the next. Pipe penetrations and incomplete sheet-rock was observed. Have a drywall specialist perform needed repairs.

Recommendation: Contact a qualified drywall contractor.



Opening in draft stop

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

Comments::

Good maintenance practices include keeping the exterior envelope of your home painted to protect wood trim and siding from the elements and to seal all wall penetrations to prevent

**moisture intrusion.**

*Exterior Walls::*

**Exterior walls include the following materials:**

**Brick veneer & lap siding.**



*Interior Walls::*

**Interior walls are drywall with textured and painted finishes. All interior walls are in good condition with minimal wear and tear visible.**

**1: Cracks - Minor**

🔴 Recommendation

**Minor cracking was observed in wall structure.** This is common in homes this age. Recommend monitoring.

Recommendation: Recommended DIY Project



Minor cracking in brick veneer. Recommend monitoring to determine if any additional movement is occurring.

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**2: Exterior Openings:**

🔴 Recommendation

**Deficient: Seal all dissimilar materials such as wood to brick** and light fixtures to brick to prevent water penetration.

Recommend using urethane based sealant such as NP-1. here is a link:

<https://www.master-builders-solutions.basf.us/en-us/products/sealants-caulks/masterseal-np-1>

Recommendation: Contact a qualified painter.

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Seal to prevent water intrusion.



Seal to prevent water intrusion.

**3: Rotted Wood:**

🔴 Recommendation

**Deficient:** Rotted wood was observed at the base board in the hallway bathroom. Have a carpentry specialist perform needed repairs.

Recommendation: Contact a qualified carpenter.



Rotted wood.



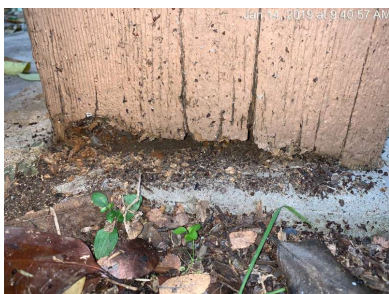
Rotted wood.

**4: Support Beam for Patio:**

🔴 Recommendation

**Deficient:** First support beam for patio is showing evidence of rot and deterioration. Recommend installing post base to prevent additional damage. Have a carpentry specialist inspect all support beams and perform needed repairs.

Recommendation: Contact a qualified carpenter.



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**5: Brick Column at Entry Not Sealed**

🚫 Recommendation

**Deficient:** Brick column at front entry does not have a cap on the top to prevent moisture entry. Have a carpentry provide needed repairs.

Recommendation: Contact a qualified carpenter.



No cap for brick column.

**F. Ceilings and Floors**

*Comments:*

All ceilings are in good condition with texture and paint coatings, flooring finishes include ceramic tile, and carpet. All areas are in good condition with no deficiencies to report.

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

*Comments:*

All interior/exterior doors open, close, lock, and are performing as intended with the following exceptions:

**1: Door Into Garage**

🚫 Recommendation

**Deficient:** Door into garage is part of a fire rated assembly that requires a solid core fire rated door to be installed with weatherstripping on all sides. It is recommended that door have self-closing hinges installed to complete the fire rating.

Recommendation: Contact a qualified carpenter.

**2: Door Locks:**

🚫 Recommendation

**Deficient:** Deadbolt on exterior double door is not performing and will need to be replaced. have a handyman perform needed repairs.

Recommendation: Contact a qualified handyman.



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**3: Missing Door Stops:**

🔴 Recommendation

**Deficient:** **Several doors are missing door stops.** These are important to protect your wall finishes from damage from the door hardware. Have a handyman provide needed repairs.

Recommendation: Contact a handyman or DIY project

**4: Trip Hazard**

🔴 Recommendation

**Deficient:** **Overhang on back entry door is a trip hazard .** Have builder provide needed repairs.

Recommendation: Contact your builder.



Threshold overhang is a trip hazard.

**H. Windows**

*Comments:*

**All windows open/close and latch with all screens in place as required with the following exceptions:**

*Windows Sticking::*

**All windows open and close but due to lack of use the window guides have become dry and are causing friction when window is operated. Recommend applying some lubrication to the window guides to allow for smoother operation of all windows.**

**1: Failed Seal**

🔴 Recommendation

**Deficient:** **Observed condensation between the window panes on the master bathroom window which indicates a possible failed seal.** Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.

**2: Safety Glass Not in Place**

⚠️ Safety Hazard

**Deficient:** **Window above master bedroom tub is required to be tempered safety glass .** Have a glass specialist perform needed repairs.

Recommendation: Contact a qualified window repair/installation contractor.

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**3: Window Issues:**

🔴 Recommendation

**Deficient:** The following issues were discovered concerning windows:

**1.) Back corner window in master bedroom is not opening.**

Note: Several windows have "storm windows," this is a second window installed over the original window.

Recommendation: Contact a qualified window repair/installation contractor.



**I. Stairways (Interior and Exterior)**  
*Comments: Not Present:*  
**Stairs Not Present.**

**J. Fireplaces and Chimneys**  
*Comments:*  
**Fireplace components are in working order and appear to be in good condition. Recommend having a fireplace specialist certify fireplace before use.**

**Fireplace Type:** Metal insert with ceramic fronts.

**Fuel Source:** Wood Burning logs.

**Gas Igniter:** Yes

**Damper:** Acceptable

**Flue Condition:** Acceptable.

**Chimney:** Acceptable

**Spark Arrestor:** Acceptable

**K. Porches, Balconies, Decks, and Carports**  
*Comments:*  
**Concrete entryway and back patio both have sufficient slope to allow for proper drainage during rain events.**

**II. ELECTRICAL SYSTEMS**



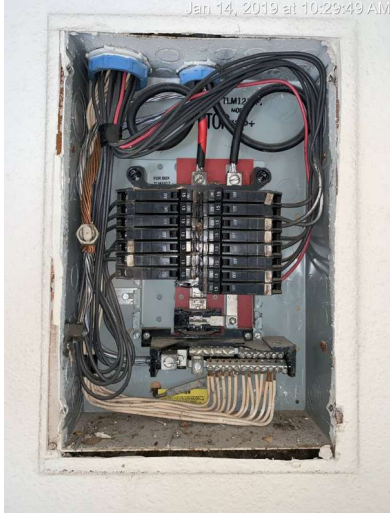
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A. Service Entrance and Panels

Comments:

Home has 150-amp electrical service coming in to the meter from overhead. Main panel is located on the back side of the home and service wiring is aluminum with all exterior breakers clearly labeled.

Sub-panel is located inside the garage. Both panels are clean and professionally installed.



Sub-panel without cover.



Sub-panel with cover.



Main panel without cover.



Main panel with cover.

**1: Panel Not Labeled:**

🚫 Recommendation

**Deficient:** Sub-panel circuits are not labeled as required. All circuits are required to be properly labeled indicating what area the circuit is servicing. Recommend having a licensed electrician perform needed repairs.

Recommendation: Contact a qualified electrical contractor.

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**2: Sub-Panel Issues: Sharp Screws Used**

**▲ Safety Hazard**

**Deficient:** Sub-panel front has been installed with sharp pointed screws. This is prohibited, sharp screws could pierce a wire and cause a shock and possible fire. Have an electrical specialist perform needed repairs.

Recommendation: Contact a qualified electrical contractor.



Sharp screws used to install panel cover.

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

*Type of Wiring:* Copper

*Comments:*

All interior/exterior receptacles were tested for proper wiring techniques and were acceptable with the following exceptions:

*GFCI Protection Not Present in Kitchen:*

GFCI protection is not present in kitchen. This type of circuit was not required when home was built but should be installed for safety reasons. recommend having an electrical specialist perform needed repairs.

*Observation: Bathroom GFCI Re-set:*

Re-set for all bathroom and exterior GFCI receptacles is located in garage.

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**1: Carbon Monoxide Detector Missing**

**▲ Safety Hazard**

**Deficient:** Carbon monoxide detector is not present at time of inspection. Recommend installation one near kitchen before closing.

Recommendation: Contact a qualified electrical contractor.



**2: Carbon Monoxide Detectors Required**

**▲ Safety Hazard**

**Deficient:** All smoke detectors must now be a combination smoke/carbon monoxide detector. Please have an electrical specialist replace all existing units to meet current requirements.

Recommendation: Contact a qualified electrical contractor.



**3: Light Fixture Missing**

**🟡 Recommendation**

**Deficient:** Light fixture is missing in dining room leaving exposed wiring. Have an electrical specialist perform needed repairs.

Recommendation: Contact a qualified electrical contractor.



Fixture missing leaving exposed wiring.

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**4: Overheated Receptacle**

🚫 Recommendation

**Deficient:** One receptacle located in master bedroom appears to have overheated . Have an electrician provide needed repairs.

Recommendation: Contact a qualified electrical contractor.



Overheated Receptacle.

**5: Receptacle Issues:**

🚫 Recommendation

**Deficient:** Wall receptacles in master bedroom and one receptacle in kitchen are showing "open ground" when tested. Have a licensed electrician perform needed repairs.

Recommendation: Contact a qualified electrical contractor.



Receptacle showing "open ground"

**6: Recess Lighting Above Tub/Shower Not Rated**

⚠️ Safety Hazard

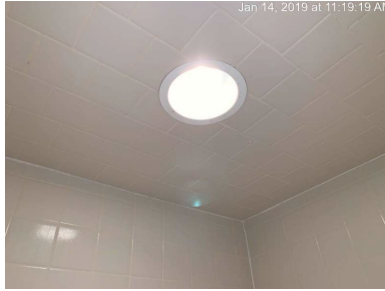
**Deficient:** Recess lighting above tub/shower are not rated for use in a wet location . Have an electrician provide needed repairs.

Recommendation: Contact a qualified electrical contractor.

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Recess lighting not rated for use in a wet location.



Recess lighting not rated for use in a wet location.

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

A. Heating Equipment

*Comments::*

**Comments:** All HVAC equipment was operated and tested according TREC Standards of Practice. These standards include an operational test of the equipment, it does not include disassembling and accessing evaporator coils, heat exchangers, and condensers or compressors.

Per the TREC Standards heating equipment is not operated when outside ambient temperatures exceed 65 degrees.

Temperature during this inspection was: 38 degrees, heating unit was operated and was performing as intended.

*Type of System:* Forced Air

*Energy Source:* Natural Gas

*Heating System Brand and Year Built::*

**Carrier: 2015**

**Note:** According to the National Home Builder Association the average life expectancy of an central heating unit of this type is approx. 12-15 years if properly maintained.



*Location of Heating Unit:*

**In attic space.**

*Brand:* Carrier

**1: Overflow HVAC Pan:**

**🚫 Recommendation**

**Deficient:** Overflow pan located below attic condenser unit has trash, debris, and loose insulation in the pan. This can cause the overflow drain line to clog resulting in water damage to interior finishes. Recommend having a handyman provide needed repairs.

Recommendation: Contact a handyman or DIY project

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Debris in condensate pan should be cleaned.

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**B. Cooling Equipment**

*Type of System:* Central Air Conditioner

*Brand & Year A/C Compressor Built::*

**Carrier: 2015**

**Note: According to the National Home Builder Association the average life expectancy of an central air conditioning unit of this type is approx. 12-15 years if properly maintained.**



*Cooling System Not Tested:*

**Cooling system was not operated due to outside temperatures being below 65 degrees per TREC Standards of Practice.**

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*Recommendation: Annual Service:*

**Recommend contracting with a licensed HVAC company to provide annual service for your system to promote longevity of the unit. Contact local companies for estimates to determine your best choice.**

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

*Comments:*

**A/C ducts were located in attic space, all A/C ducts that were accessible were checked for air leakage and none was found. Ducts were installed correctly and were performing as intended.**



*Type of A/C Ducts:*

**All A/C ducting was flexible type.**

#### **IV. PLUMBING SYSTEMS**

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

*Comments:*

**All faucets, sinks, tubs, showers, and associated plumbing systems were all installed correctly and performing as intended with the following exceptions:**

*Location of Main Water Supply Valve :* Main Level -

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**Front Yard at Street**



*Location of Water Meter:* Exterior -  
**Inside water meter box at street.**

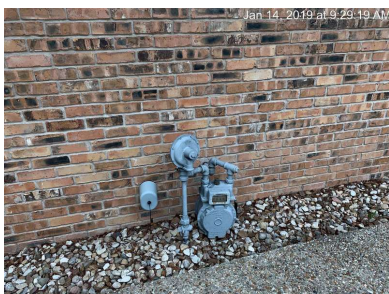
*Static Water Pressure Reading:* 80 - psi -  
**Water pressure reading is a cursory test, the pressure of the system can vary throughout the day.**

**Note: Average water pressure should be between 40 & 80 psi.**

**Incoming water pressure that exceeds 80 psi can possible damage interior pipes and valves and should be further evaluated by a plumbing specialist.**



*Material - Distribution:* Copper  
*Material - Water Supply:* Copper  
*Gas Meter Location/Condition:*  
**Right side of garage.**





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**1: Bathroom Fixtures Loose**

🚫 Recommendation

**Deficient:** Several towel bars, toilet paper holders, and towel bars are not properly secured . Have a handyman provide needed repairs.

Recommendation: Contact a qualified handyman.

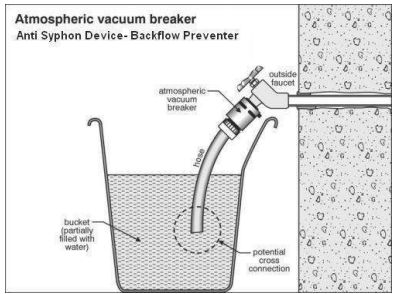


**2: Exterior Faucet Lacks Anti-Siphon Device**

🚫 Recommendation

**Deficient:** All exterior faucets are required to have an anti-siphon device installed . Have a handyman provide needed repairs.

Recommendation: Contact a qualified handyman.



No anti-siphon device in place as required.

**3: Kitchen Back Splash not Sealed:**

🚫 Recommendation

**Deficient:** Kitchen back-splash will need to be sealed to prevent water intrusion into area behind counters. Moisture in this area could develop into mildew or mold. have a handyman perform needed repairs.

Recommendation: Contact a qualified handyman.

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Seal kitchen back splash to prevent moisture intrusion.

**4: Shower Bench**

🚫 Recommendation

**Deficient:** Shower bench in master bathroom needs to be sealed along the back side with approved sealant. Have a handyman provide needed repairs.

Recommendation: Contact a qualified handyman.



Seal master bathroom bench.



Seal master bathroom bench.

**5: Sink Stoppers Not Functioning:**

🚫 Recommendation

**Deficient:** Sink stopper in master bathroom left side sink is not functioning as required. Recommend having a plumbing specialist perform needed repairs.

Recommendation: Contact a qualified plumbing contractor.

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

*Comments:*

All drains were performing as intended at the time of this inspection with the following exceptions: Bar sink & hall sin drains.

TREC Standards require a visual inspection only, no cameras or other specialized equipment was utilized for this inspection.

Water was ran at all drain openings for extended periods of time and all drains are considered to be functional.

Note: Drain standpipe for washing machine was not tested per TREC Standards.

*Drain Size: 2"*

*Material: PVC*

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**1: Leaking Drain:**

🚫 Recommendation

**Deficient:** Drain line under hallway bathroom sink and bar sink is leaking . Recommend a plumbing specialist perform needed repairs.

Recommendation: Contact a qualified plumbing contractor.



Bar sink leaking.

**C. Water Heating Equipment**

*Comments-Gas Unit:*

All supply, drain, and gas lines were installed correctly and unit was performing as intended.

**Note:** Water temperature at kitchen sink was 140 degrees, recommend setting water temp to no more than 125 degrees.



Water temp 140 at kitchen sink.



*Power Source:* Gas

*Capacity:* 50 Gallons

*Manufacturer & Year Built:* AO Smith -  
A & O Smith-2015

**Note:** According to the National Home Builder Association the average life expectancy of an water heating unit of this type is approx. 10-12 years if properly maintained.

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Location: Attic

**1: Water Heater Drain Line Terminations**

➔ Recommendation

**Deficient:** Termination points for water heater drain lines could not be verified . Have a plumber or a handyman provide needed information.

Recommendation: Contact a qualified handyman.

**D. Hydro-Massage Therapy Equipment**

*Hydro-massage Tub :*  
Not present.

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

System has been installed correctly and is performing as intended. Unit was operated on one full "normal cycle"

**B. Food Waste Disposers**

*Disposer Not Performing:*

Disposer was not performing at the time of this inspection and was not inspected.

**1: Inoperable**

➔ Recommendation

**Deficient:** Garbage disposal was inoperable at the time of inspection . Recommend qualified plumber repair.

Recommendation: Contact a qualified plumbing contractor.

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**C. Range Hood and Exhaust Systems**

*Comments:*

Overhead system has been installed correctly and is performing as intended.

Stove top vent termination point could not be verified.

*Exhaust Hood Type:* Re-circulate, Vented

**1: Termination Point For Stove Top Vent Could Not Be Determined**

🔴 Recommendation

**Deficient:** Termination point for stove top vent could not be determined . Have handyman provide needed information.

Recommendation: Contact a qualified handyman.

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

*Comments:*

System has been installed correctly and is performing as intended.

Oven was operated in the "bake" mode with setting at 350 degrees, unit achieved 355 degrees.

Gas cut-off located inside cabinet bottom to left of stove.



Gas cut-off

*Range/Oven Energy Source:* Gas

**E. Microwave Ovens**

*Comments:*

System has been installed correctly and is performing as intended.

Unit was operated in the normal mode for two full minutes with a full cup of water inside, water boiled at 1: 47 seconds, this is acceptable.

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

*Comments:*

System has been installed correctly and is performing as intended.

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**1: Improper Venting**

🚫 Recommendation

**Deficient:** Improper venting practices were noted, bathroom exhaust fans are terminating into attic space. Exhaust fans are required to terminate to the exterior of the home. Recommend a qualified plumber evaluate and remedy.

Recommendation: Contact a qualified plumbing contractor.

**G. Garage Door Operators**

*Comments:*

System has been installed correctly and is performing as intended.

Floor sensors features were tested and acceptable.

Emergency reverse will need to be adjusted.

**1: Auto Reverse Sensor Not Working**

⚠️ Safety Hazard

**Deficient:** The emergency auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation: Contact a qualified garage door contractor.

**2: Floor Sensors More Than Six Inches From Floor**

⚠️ Safety Hazard

**Deficient:** Floor sensors are at 11" inches and are required to be installed at six inches from the floor. Have a garage door specialist perform needed repairs.

Recommendation: Contact a qualified garage door contractor.



Garage door sensors are installed higher than six inches.

**H. Dryer Exhaust Systems**

*Comments:*

System has been installed correctly and is performing as intended.

**Recommendation:** Have dryer exhaust system cleaned once per year by a professional to prevent build-up of the dryer lint.

Here is a link with more information about dryer lint as a fire hazard:

<https://www.thespruce.com/dryer-vent-lint-fire-hazard-2145839>

**1: Dryer Vent Flapper Not Closing**

🔴 **Recommendation**

**Deficient:** **Flapper not closing on dryer vent.** Recommend having a handyman replace.

Recommendation: Contact a qualified handyman.



Flapper on dryer vent not closing.  
Recommend replacement.