

Texas Elite



Home Inspections

**Your
Home Inspection Report
for:
16007 Penick Rd**



Inspector: David Gabriel 713-542-3635

TREC# 20593

Texas Elite Home Inspections

20203 Pine Water Lane
Tomball, TX 77375

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TREC 20593

INVOICE

SOLD TO:
John Kagel
TX

INVOICE NUMBER	04/30/2015-Kagel-16007 Penick Rd
INVOICE DATE	04/30/2015
LOCATION	16007 Penick Rd
REALTOR	Anne Hettiger

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$475.00	\$475.00
4/30/2015	(\$475.00)	(\$475.00)
	SUBTOTAL	\$475.00
	TAX	\$0.00
	TOTAL	\$475.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: John Kagel
(Name of Client)

Concerning: 16007 Penick Rd, Waller, TX 77484
(Address or Other Identification of Inspected Property)

By: David Gabriel, Lic #20593 04/30/2015
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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. 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, bathroom, 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.

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 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.

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

This inspection report is a legal binding contract. By accepting or relying on this report in any manner, the client understands and agrees that they are bound by all terms, conditions, limitations and disclaimers contained herein whether the agreement has been signed or not.

1. This report is in no way a warranty (written or implied), guarantee or representation against any conditions, defects (hidden or latent), equipment failure or structural component failure that may occur after the date of this inspection. **Absolutely no warranty, guarantee, or implied warranty is given or may be construed.**
2. This report has been performed and written for the person, company, or entity named as the client in this report. Under no circumstances is this report transferrable to any other person, company or entity.
3. The labeling of any pictures in this report does not mean that those areas pictured are the only affected or deficient areas.
4. This report has been done only on the mechanical or structural items listed in this report.
5. This is a visual inspection **only**. It does not deal with any codes locally or nationally. Nor does it deal with any defects that were latent, hidden, or not apparent at the time of this inspection.
6. No specialized tests (structural or engineer) were performed during this inspection. This inspection does not include asbestos, lead or mold tests.
7. This is by no means a warranty or guarantee of future performance of any item listed herein. No estimates will be given as to costs of any repair work that is needed. It is recommended that only licensed repair companies specializing in the field in question give estimates for repair.

NOTE: Directions given in this report are facing the front door of the house.

All repairs should be made by qualified personnel.

Please be aware that home was occupied at time of inspection. Some items possibly hidden/inaccessible due to occupants belongings. Also some items will continue to be used possibly causing damage or creating the need for repair.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

The inspector shall inspect for: slab surfaces, foundation framing components, subflooring, and related structural components; report: the type of foundation(s); and the vantage point from which the crawl space was inspected; and generally report present and visible indications used to render the opinion of adverse performance, such as: open or offset concrete cracks; binding, out-of-square, non-latching, warped, or twisted doors or frames; framing or frieze board separations; out-of-square wall openings or separations at wall openings or between the cladding and window/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry cladding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios; report as Deficient: exposed or damaged reinforcement; a crawl space that does not appear to be adequately ventilated; crawl space drainage that does not appear to be adequate; deteriorated materials; damaged beams, joists, bridging, blocking, piers, posts, pilings, or subfloor; non-supporting piers, posts, pilings, columns, beams, sills, or joists; and damaged retaining walls related to foundation performance; and render a written opinion as to the performance of the foundation.

The inspector is not required to: enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to foundation performance.

Observations:

The inspector's opinion of the foundation based on visible and accessible views is:

Shows evidence of major movement- recommend a qualified foundation company for further evaluation

Deficiencies:

Foundation shows signs of excessive movement as evidenced by dry wall cracks in walls and ceilings, floors out of level, and doors that are out of square.



Observed large amounts of water pooling under home from leak and disconnected drain.

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Piers under structure have shifted. Recommend having a foundation specialist inspect the structure.

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B. Grading and Drainage

Comments:

The inspector shall inspect for: improper or inadequate grading around the foundation (including flatwork); erosion; water ponding; and deficiencies in installed gutter and downspout systems.

The inspector is not required to: inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

Observations:

Deficiencies:



Structure has heavy foliage. Recommend trimming foliage away from structure to reduce the possibility of insect invasion.



Missing splash plates for the gutter system in various locations.

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I	NI	NP	D
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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Binoculars

*Comments:***Note:** Due to height of roof,slope,weather, assessment of roof condition is based on observation through binoculars from the ground. This is an extremely limited inspection and should not be considered comprehensive. For an extensive inspection, contact a roofing contractor.

The inspector will inspect for: evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations; and evidence of water penetration due to leaks.

The inspector CANNOT determine the remaining life expectancy of the roof covering; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

Observations:

Deficiencies:



Observed decayed decking.



Flashing needs resealing

Observed bowed shingles near fireplace. Possibly from foundation movement.

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I NI NP D

D. Roof Structures and Attics

*Viewed From:*Attic space walked or crawled, some areas inaccessible

Approximate Average Depth of Insulation: 6"

*Approximate Average Thickness of Vertical Insulation:*4"

Comments:

The inspector will inspect for: adequate ventilated; installed framing members and decking; roof surface as related to the adverse performance of the framing and the roof deck; insulation; attic access ladder and access opening; and attic ventilators.

Observations:

Deficiencies:



Observed no insulating cover or insulation installed on attic access. Recommend installing a insulation cover over attic ladder. This will help with energy efficiency for the home.

There were areas that had inadequate or missing insulation. Recommend adding insulation to these areas.



Observed missing/cut framing members. This has caused the roof to develop a noticeable sag. Recommend repair.

Framing in this house is not up to today's standards.

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E. Walls (Interior and Exterior)

Comments:

The inspector shall inspect for: evidence of water penetration; and report as Deficient: doors and hardware that do not operate properly; deficiencies related to structural performance or water penetration; and lack of fire separation between the garage and the residence and its attic space.

The inspector is not required to: report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Observations:

Deficiencies:

Exterior:



Observed some damaged siding or trim. Recommend replacing all damaged areas to help prevent possible water or insect penetration to the structure.



There is wood in direct contact with the soil around the structure. This condition may result in wood rot and possible wood destroying insect activity.

Sealant is separated, deteriorated or missing in some areas. Seal all cracks and holes on exterior walls to prevent water damage to the structure. This includes areas where different siding materials meet, where walls come together, around windows and doors, and where plumbing or wiring enters the exterior wall. **Photos are representative of the issue and may not include all.**



Daylight seen in attic area.

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Interior:

Cracks up to 1/8" were observed in the interior wallboard. Cracks near windows and doors are usually indications that there is some movement occurring in the structure. (in any structure some movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. *Photos are representative of the issue and may not include all instances of the issue.*



F. Ceilings and Floors

Comments:

Ceilings and floors were inspected for proper structural performance and water penetration.

Observations:

Deficiencies:



Flooring was uneven or was not level in various locations. This condition is more common in older homes. Water penetrations and foundation settlement account for most occurrences. In some cases it may be possible (and recommended) to remove floor coverings to inspect the sub-flooring. The homeowner must give special permission. The Texas Real Estate Commission (T.R.E.C.) does not permit the inspector to remove or pull away floor coverings.



Evidence of moisture, stain or a foreign substance was detected in the ceiling. Moisture sensors are sometimes used to try to determine if the stain is active. There was no moisture detected at the time of the inspection. These areas should be cleaned, reconditioned and monitored for further activity as there are sometimes more than one obvious cause for water penetration.

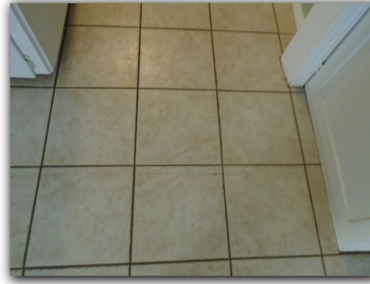
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Observed cracks or chips in tile floor.



Ceramic tiles have a "hollow" sound when tapped with a hard object, indicating the tiles may not be well adhered to the floor, or the floor may not have been properly leveled during installation. This condition may lead to performance problems in the future. Future repairs or re-installation of the tiles may or may not be required. *Photos are representative of the issue and may not include all instances of the issue.*

G. Doors (Interior and Exterior)

Comments:

It is recommended that buyers have all locks changed before moving in.

Observations: _____

Deficiencies: _____

Exterior:



The door between the garage and the living portions of the home was not a self-closing door. The method for a self closing door may be spring-loaded hinges, automatic closers, or other approved devices. The reasoning for this requirement is to help insure proper fire breaking is maintained as well as helping to prevent carbon monoxide etc from entering living spaces when auto etc. are started, running etc. in the garage.

Interior:

I=Inspected

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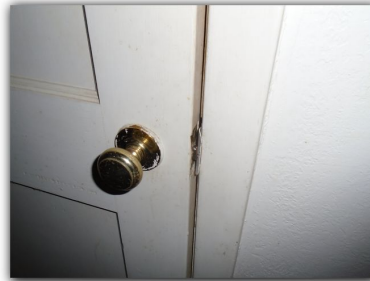
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I	NI	NP	D
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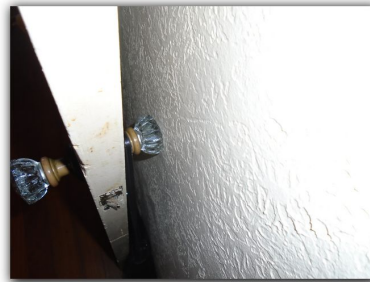
Doors rub, stick or hit frames in various locations.



Doors do not latch or lock properly in various locations. Recommend adjusting or replacing striker plate.



Observed interior door(s) with damaged or not functioning hardware.



Door stops are missing,damaged or need repositioning in various locations. The installation of door stops on all doors will help avoid damage to walls and door hardware.

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H. Windows

Comments:

Windows are inspected for performance and operation, water penetration , glazing, weather stripping, broken seals/glass and for safety glass in required areas.

Observations:

Deficiencies:

Exterior:



Windows need caulking/sealant to prevent possible moisture penetration.



Window's broken seals were noted during the inspection. (The specific locations are not given because a window seal could be broken and not noticed for some time) this allows moisture inside between the panes of glass.



Window screens were observed that are missing or torn. Screens that are torn enough to allow insect infestation should be repaired. All windows that have channels for screens should have them installed.

Interior:

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Observed windows are not readily openable for emergency escape.

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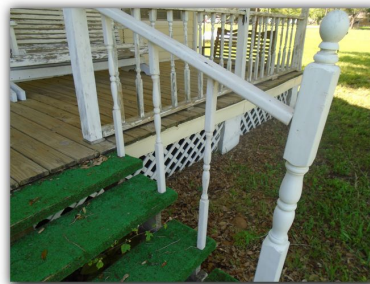
I. Stairways (Interior and Exterior)

Comments:

The inspector will inspect for: spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles; and deficiencies in steps, stairways, landings, guardrails, and handrails.

Observations:

Deficiencies:



The spacing between these posts in your home may not meet today's standards. If the spacing of these posts is more than 4 inches we mention it in our report to our clients because it may be a safety concern with regard to small children.

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J. Fireplaces and Chimneys

Comments:

The inspector will inspect for: the presence of combustible materials in near proximity to the firebox opening; the absence of fireblocking at the attic penetration of the chimney flue, where accessible; an inoperative circulating fan; and deficiencies in the: damper; lintel, hearth, hearth extension, and firebox; gas log lighter valve and location; combustion air vents; and chimney structure, termination, coping, crown, caps, and spark arrestor.

Observations: _____

Deficiencies: _____



Observed vent in fireplace. Reason for vent is unknown. Recommend covering with flapper to help prevent pest entry.

K. Porches, Balconies, Decks, and Carports

Comments:

The inspector will inspect : inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress; spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter; deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports; and deficiencies in, or absence of required, guardrails and handrails.

Observations: _____

Deficiencies: _____



Spacing of posts on balusters and banisters that are higher than 30 inches above grade is changing in the industry. The spacing of these posts should not exceed "4" inches. Because it is a safety concern with regard to small children, T.R.E.C. guidelines require that it be pointed out in this section of the report.

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Wood decay (water damage) was detected on the surrounding deck, porch or balcony. Weathered lumber should be treated with a water proofing product. This oil based products can be purchased at most home improvement stores and are easy to apply. Water damaged elements should be replaced or repaired. This condition can also be conducive to insect infestation. Timbor is another product to protect exterior decking from various types of wood destroying organisms.



Observed significant settling at porch.

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L. Other

Comments:

This section is reserved for any item that is not covered by categories above. Most houses will have nothing in this section.

Observations:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The inspector will inspect for: breaker size, wire size, grounding rod and clamp, and service entrance panels.

The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection then the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

Observations: _____

Deficiencies: _____



The circuit breakers are not identified and labeled. Proper labeling of circuit breakers can be crucial during an emergency situation.

Observed an absence of **Arc Fault Circuit Interrupters (AFCI)**

The 2008 National Electrical Code requires that essentially all branch circuits that supply outlets in new homes must be protected by AFCI devices. Homes built before this time are not required to meet this code.



Knock out spaces for the breakers in the breaker box were exposed. Blanks are available that fill these voids at most home improvement stores. The gaps should be filled with snap-on covers.

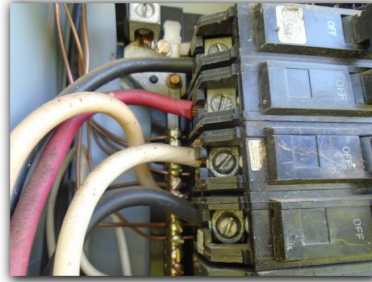
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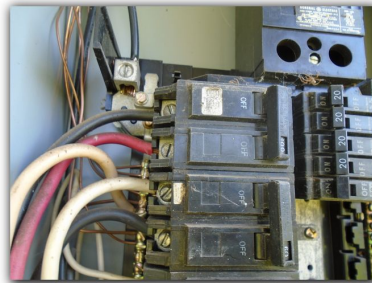
I NI NP D



Observed white wire on a breaker/s that is not taped or marked black or red to indicate that it is a "HOT" wire, not a return neutral. A qualified electrician should repair this.



Observed the incorrect ground clamp in use. The correct ground clamp should be an acorn style clamp. Example pictured below:



The wire gage does not appear to be rated for the attached breaker. Determining the capacity of the circuit is limited specifically in the T.R.E.C. guidelines. A licensed electrician can determine the correct hardware configuration. A licensed electrician should service the system.



***** Safety Warning ***** Observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel may be a latent fire hazard: this brand of circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers may not a reliable repair. The buyer is advised to contact a licensed electrician for an expert opinion on this panel. Additional information about the fire and shock hazards associated with this equipment can be read on the internet at <http://www.inspect-ny.com/fpe/fpepanel.htm>.

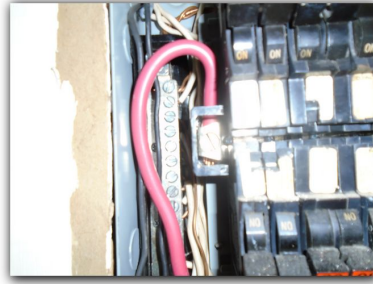
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System does not appear to be properly bonded.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Aluminum

Comments:

The inspector will inspect for: wiring, wiring terminations, junctions, junction boxes, devices, and fixtures, operation of ground-fault circuit interrupter protection devices, manually test the accessible smoke alarms by use of the manufacturer's approved test or by the use of canned smoke.

The inspector is not required to: inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify interconnectivity of smoke alarms activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Observations:

Due to the age of wiring, it is highly recommended that a qualified electrician evaluate/service the entire system.

Deficiencies:



Observed switch is too close to water source.



Observed various globes missing from light fixtures. This is a recognized safety hazard.

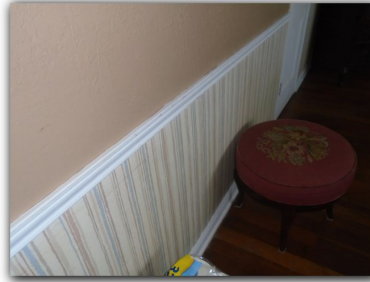
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Due to the age of the home there are not a sufficient number of outlets in the home. Outlets should be installed so that no point along any wall is more than 6 feet from one. On the kitchen counters, no point should be more than 2 feet from an outlet.



A polarity problem was detected on multiple plugs. Outlets are checked using a circuit tester. As fixing on outlet may cause other outlets down the line to have problems.



This structure is not properly protected by GFCI (ground fault circuit interrupt) breakers. This is a required statement by the T.R.E.C. (6/13/94) GFCI breakers are required at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage except for one which should be set aside for an appliance like a refrigerator or freezer.

Observed an absence of smoke or fire detectors in required locations. Smoke detectors are required in each bedroom and adjoining hallway, and at least one on each level of the home. Add/replace smoke detectors as needed.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

The inspector will inspect for: an operative unit; deficiencies in the controls and operating components of the system; the lack of protection from physical damage; burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; deficiencies in mounting and operation of window units; and deficiencies in thermostats;

The inspector is not required to: inspect multi-stage rollers, sequencers, heat re-claimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:



Deficiencies:



Observed missing strapping at vent.

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B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

The inspector will inspect for: inoperative unit(s); inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector; inadequate access and clearances; noticeable vibration of the blower fan or condensing fan; deficiencies in the condensate drain and auxiliary/secondary pan and drain system; water in the auxiliary/secondary drain pan; a primary drain pipe that terminates in a sewer vent; missing or deficient refrigerant pipe insulation; dirty evaporator or condensing coils, where accessible; damaged casings on the coils; a condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces; deficiencies in mounting and operation of window or wall units; and deficiencies in thermostats.

The inspector is not required to: program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:



Delta-T 10 degrees'

This is the measurement of air temperature differential between return and supply air. 16-21 degrees is typical.

Deficiencies:



Refrigerant line was not fully insulated to the unit. This condition causes the line to sweat and slightly degrades the performance of the system. Applying foam tubes and taping may remedy this.

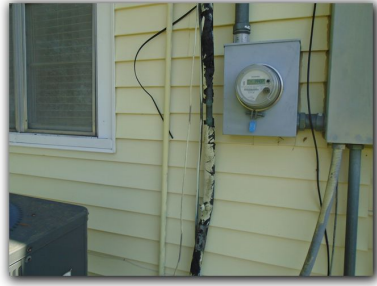
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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HVAC lines should be in a protective housing when running up the exterior of a wall.

The entire or part of the installed system is over 18 years old which is beyond the life expectancy for this type of equipment. Of course there are many variables, and with proper installation and maintenance it may perform adequately for many years. The improved efficiency of currently manufactured products may justify the cost of replacement.

Delta-T for the system was below the desired range. AC system should be checked by qualified HVAC specialist (Low delta-T)

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D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

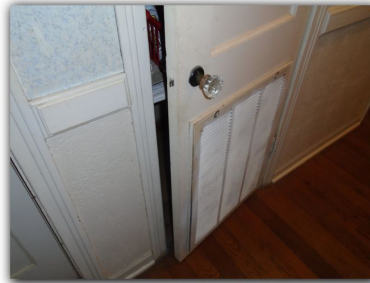
Comments:

The inspector shall report as Deficient: damaged ducting or insulation, improper material, or improper routing of ducts; the absence of air flow at accessible supply registers in the habitable areas of the structure; improper or inadequate clearance from the earth; duct fans; filters; grills or registers; the location of return air openings; and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s).

The inspector is not required to: verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:

Deficiencies:



Observed return chase has been turned into closet. This does not allow proper filtration of air.



Observed areas of the home in which airflow is little to none. Recommend service to the system.

Picture taken is while A/C is on.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: None

Location of main water supply valve: Well

Static water pressure reading: No access points

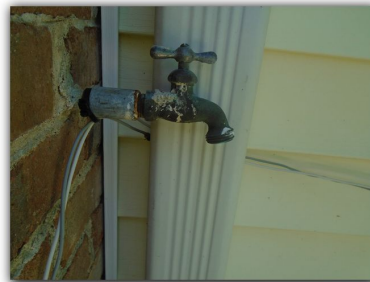
Comments:

The inspector shall inspect: the presence of active leaks; the lack of fixture shut-off valves; the lack of dielectric unions, when applicable; the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; water pressure below 40 psi or above 80 psi static; the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system.

The inspector is not required to: operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect: any system that has been winterized, shut down or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks;

Observations:

Deficiencies:



Observed dead valve.



Low water pressure was detected at the faucet(s). Water pressure is determined by running two faucets at the same time. There is no guideline for flow rates. If the water pressure appears to be very low, it is mentioned in this report. As there are several causes for low water pressure, a licensed plumber should service the utility.

I=Inspected

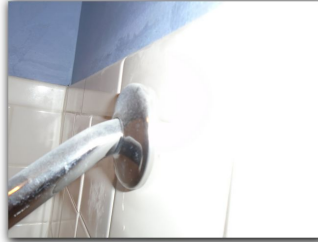
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Shower/tub needs caulking. Caulk any gaps that may appear between the hardware and tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.



Shower diverter valve does not operate properly. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the showerhead. Weak or defective diverting valves should be repaired or replaced when they no longer function properly.



Hot and cold valves are reversed. Hot should be on the left.



Observed exterior water piping material that should be insulated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Observed leak under home. Recommend repair.

B. Drains, Wastes, and Vents

Comments:

The inspector shall inspect: the presence of active leaks; the lack of fixture shut-off valves; the lack of dielectric unions, when applicable; the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; water pressure below 40 psi or above 80 psi static; the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system.

The inspector is not required to: inspect for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Observations:

Deficiencies:



Observed drain disconnected under home. Recommend repair to prevent non potable water spilling under home.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallons

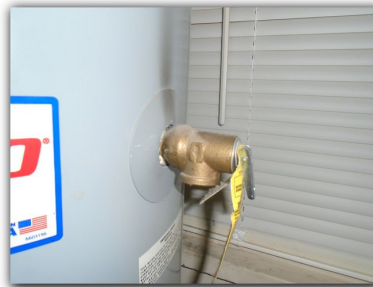
Comments:

The inspector shall inspect: inoperative unit(s); leaking or corroded fittings or tank(s); broken or missing parts or controls; the lack of a cold water shut-off valve; if applicable, the lack of a pan and drain system and the improper termination of the pan drain line; an unsafe location; burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; the lack of protection from physical damage; a temperature and pressure relief valve that: does not operate manually; leaks; is damaged; cannot be tested due to obstructions; is corroded; or is improperly located; and temperature and pressure relief valve discharge piping that: lacks gravity drainage; is improperly sized; has inadequate material; or lacks proper termination; in electric units, report as Deficient deficiencies in: operation of heating elements; and condition of conductors; and in gas units, report as Deficient: gas leaks; lack of burner shield(s); flame impingement, uplifting flame, improper flame color, or excessive scale build-up; the lack of a gas shut-off valve; and deficiencies in: combustion and dilution air; gas shut-off valve(s) and location(s); gas connector materials and connections; and vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

The inspector is not required to: verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

Observations:

Deficiencies:



Temperature & Pressure relief valve (TPR) should drain into a line that is plumbed horizontally or down, but cannot go back up (this keeps debris from going back to the valve). This line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate from 6 to 24 inches from the exterior ground with an elbow facing down. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.



A safety pan underneath the water heater is recommended. A safety pan should be installed with a proper drain to the outside in case of a rupture or a leak in the tank.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Age of unit appears to be beyond the average working life of water heaters.



Corrosion was noted on plumbing connections to Water Heater. Corrosion on the plumbing connections near the tank is common. This is caused by bi-metal corrosion. Heavy corrosion may indicate the sacrificial magnesium anode at the top of the water heater needs to be replaced. Fittings that corrode to the point of leaking should be replaced. No leaking was detected at the time of the inspection.

-

D. Hydro-Massage Therapy Equipment

Comments:

The inspector shall inspect: inoperative unit(s) and controls; the presence of active leaks; inaccessible pump(s) or motor(s); the lack or failure of required ground-fault circuit interrupter protection; and deficiencies in the ports, valves, grates, and covers.

The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Observations:

-

E. Other

Comments:

This section is for anything that does not fit into another category. Most houses will have nothing in this section.

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

The inspector shall inspect: inoperative unit(s); rust on the interior of the cabinet or components; failure to drain properly; the presence of active water leaks; and deficiencies in the: door gasket; control and control panels; dish racks; rollers; spray arms; operation of the soap dispenser; door springs; dryer element; door latch and door disconnect; rinse cap; secure mounting of the unit; and backflow prevention.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____

Unit did not operate at time of inspection.



An anti-backflow condition is required in the dishwasher drain line. This can be accomplished by installing an air gap as illustrated, or by attaching the existing drain line to the underside of the countertop.

B. Food Waste Disposers

Comments:

The inspector shall inspect: inoperative unit(s); unusual sounds or vibration level; the presence of active water leaks; and deficiencies in the: splash guard; grinding components; exterior casing; and secure mounting of the unit.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____

No deficiencies were observed at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Range Hood and Exhaust Systems

Comments:

The inspector shall inspect: inoperative unit(s); a vent pipe that does not terminate outside the structure, if the unit is not of a recirculating type or configuration; inadequate vent pipe material; unusual sounds or vibration levels from the blower fan(s); blower(s) that do not operate at all speeds; and deficiencies in the: filter; vent pipe; light and lens; secure mounting of the unit; and switches.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:



Hood vent is terminated into the attic. The vent should be terminated to the outside. The vent pulls all the grease and moisture up and should be deposited outside not in the attic area.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments:

The inspector shall inspect: inoperative unit(s); the lack of a gas shut-off valve; gas leaks; and deficiencies in the: controls and control panels; thermostat(s) sensor support; glass panels; door gasket(s), hinges, springs, closure, and handles; door latch; heating elements or burners; thermostat accuracy (within 25 degrees at a setting of 350°F); drip pans; lights and lenses; clearance to combustible material; anti-tip device; gas shut-off valve(s) and location(s); gas connector materials and connections; and secure mounting of the unit.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____



Burners/elements did not operate properly at the time of the inspection. Burners and heating elements are operated on low and high settings. If the burners or heating elements do not operate on one of these settings, it must be mentioned in this report.

E. Microwave Ovens

Comments:

The inspector shall inspect: inspect built-in units; and report as Deficient: inoperative unit(s); and deficiencies in the controls and control panels; handles; the turn table; interior surfaces; door and door seal; glass panels; lights and lenses; secure mounting of the unit; and operation, as determined by heating a container of water or with other means of testing.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspector shall inspect for: inoperative unit(s); unusual sounds, speed, and vibration levels; vent pipes that do not terminate outside the structure; a gas heater that is not vented to the exterior of the structure; and the lack of an exhaust ventilator in required areas.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:



Observed units are extremely dirty. Recommend cleaning to prevent damage.

Unable to locate vent leading to the exterior of the home.

G. Garage Door Operators

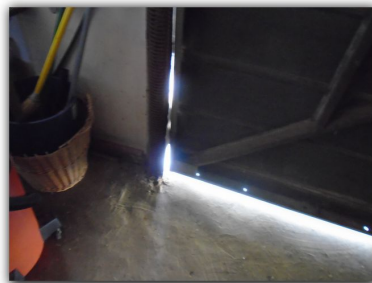
Comments:

The inspector shall inspect for: inoperative unit(s); door locks or side ropes that have not been removed or disabled; and deficiencies in: installation; condition and operation of the garage door operator; automatic reversal during the closing cycle; electronic sensors; the control button; and the emergency release components.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:



Electronic sensor of the automatic unit were not present at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Safety reversing mechanism did not operate when the door(s) were obstructed. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. of pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C.). These motors can usually be adjusted to operate properly.

H. Dryer Exhaust Systems

Comments:

The inspector shall inspect for: improper routing and length of vent pipe; inadequate vent pipe material; improper termination; the lack of a dryer vent system when provisions are present for a dryer; and damaged or missing exterior cover..

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

I. Other

Comments:

This section is for anything that does not fit into another category. Most houses will have nothing in this section.

Observations:

Summary

FOUNDATIONS

Foundation shows signs of excessive movement
Observed large amounts of water pooling under home from leak and disconnected drain.
Piers under structure have shifted

GRADING AND DRAINAGE

Structure has heavy foliage
Missing splash plates for the gutter system in various locations.

ROOF COVERING MATERIALS

Note: Due to height of roof,slope,weather, assessment of roof condition is based on observation through binoculars from the ground.
Observed decayed decking
Flashing needs resealing
Observed bowed shingles near fireplace

ROOF STRUCTURES AND ATTICS

Observed no insulating cover or insulation installed on attic access.
There were areas that had inadequate or missing insulation.
Observed missing/cut framing members
Framing in this house is not up to today's standards

WALLS (INTERIOR AND EXTERIOR)

Observed some damaged siding or trim.
There is wood in direct contact with the soil around the structure
Sealant is separated,deteroperated or missing in some areas.
Cracks up to 1/8" were observed in the interior wallboard.

CEILINGS AND FLOORS

Flooring was uneven or was not level in various locations.
Evidence of moisture, stain or a foreign substance was detected in the ceiling
Observed cracks or chips in tile floor.
Ceramic tiles have a "hollow" sound when tapped with a hard object, indicating the tiles may not be well adhered to the floor, or the floor may not have been properly leveled during installation.

DOORS (INTERIOR AND EXTERIOR)

The door between the garage and the living portions of the home was not a self-closing door.
Doors rub, stick or hit frames in various locations.
Doors do not latch or lock properly in various locations.

Observed interior door(s) with damaged or not functioning hardware.
Door stops are missing,damaged or need repositioning in various locations

WINDOWS

Windows need caulking/sealant to prevent possible moisture penetration.
Window's broken seals were noted during the inspection
Window screens were observed that are missing or torn.
Observed windows are not readily openable for emergency escape.

STAIRWAYS (INTERIOR AND EXTERIOR)

The spacing between these posts in your home may not meet today's standards.

FIREPLACES AND CHIMNEYS

Observed vent in fireplace

PORCHES, BALCONIES, DECKS, AND CARPORTS

Spacing of posts on balusters and banisters that are higher than 30 inches above grade is changing in the industry.
Wood decay (water damage) was detected on the surrounding deck, porch or balcony.
Observed significant settling at porch

SERVICE ENTRANCE AND PANELS

The circuit breakers are not identified and labeled
Observed an absence of **Arc Fault Circuit Interrupters** (AFCI)
Knock out spaces for the breakers in the breaker box were exposed.
Observed white wire on a breaker/s that is not taped or marked black or red to indicate that it is a "HOT" wire, not a return neutral
Observed the incorrect ground clamp in use
The wire gage does not appear to be rated for the attached breaker.
***** Safety Warning***** *Observed a Federal Pacific Electric "Stab-Lok" service panel in the house.*
System does not appear to be properly bonded

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Observed switch is too close to water source
Observed various globes missing from light fixtures
Due to the age of the home there are not a sufficient number of outlets in the home.
A polarity problem was detected on multiple plugs.
This structure is not properly protected by GFCI (ground fault circuit interrupt) breakers.
Observed an absence of smoke or fire detectors in required locations.

HEATING EQUIPMENT

Observed missing strapping at vent.

COOLING EQUIPMENT

Refrigerant line was not fully insulated to the unit
HVAC lines should be in a protective housing when running up the exterior of a wall.
The entire or part of the installed system is over 18 years old which is beyond the life expectancy for this type of equipment.
Delta-T for the system was below the desired range.

DUCT SYSTEMS, CHASES, AND VENTS

Observed return chase has been turned into closet
Observed areas of the home in which airflow is little to none

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Observed dead valve.
Low water pressure was detected at the faucet(s).
Shower/tub needs caulking.
Shower diverter valve does not operate properly.
Hot and cold valves are reversed
Observed exterior water piping material that should be insulated.
Observed leak under home. Recommend repair.

DRAINS, WASTES, AND VENTS

Observed drain disconnected under home

WATER HEATING EQUIPMENT

Temperature & Pressure relief valve
should terminate from 6 to 24 inches from the exterior ground with an elbow facing down
A safety pan underneath the water heater is recommended.
Age of unit appears to be beyond the average working life of water heaters
Corrosion was noted on plumbing connections to Water Heater.

DISHWASHERS

Unit did not operate at time of inspection.

An anti-backflow condition is required in the dishwasher drain line. This can be accomplished by installing an air gap as illustrated, or by attaching the existing drain line to the underside of the countertop.

An anti-backflow condition is required in the dishwasher drain line.

RANGE HOOD AND EXHAUST SYSTEMS

Hood vent is terminated into the attic

RANGES, COOKTOPS, AND OVENS

Burners/elements did not operate properly at the time of the inspection.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Observed units are extremely dirty. Recommend cleaning to prevent damage.
Unable to locate vent leading to the exterior of the home.

GARAGE DOOR OPERATORS

Electronic sensor of the automatic unit were not present at the time of the inspection.
Safety reversing mechanism did not operate when the door(s) were obstructed