PROPERTY INSPECTION REPORT

Prepared For:	Bill Sample	
	(Name of Client)	
Concerning:	123 Sample Drive Anytown, TX 55555	
	(Address or Other Identification of Inspected Property)	
By:	Chuck Chenoweth (# TREC #20801) Joel Mower (# TREC #21621) Marc Poulain (# 23085)	9-21-2018
	(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 manufacturers 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 sellers 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 inspectors 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 clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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http://www.trec.state.tx.us

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

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

I	NI	NP	D

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR (continued)

Weather at the time of inspection was: Cloudy with drizzle

Outdoor Temperature during the inspection was: above 80 (degrees Fahrenheit)

Parties present during the inspection included: Client(s)

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:
The slab on grade foundation did appear to be performing at the time of the inspection. The Central Texas area has clay soil that shrinks and swells with variations in the moisture content, which can cause movement to the foundation. A constant moisture content should be kept in the soil around the foundation to reduce movement. We are not structural engineers and this inspection is not intended to predict any future settling or structural issues. As a courtesy, a rotary laser level was established at several areas throughout the ground floor; vertical variance in the slab differed by less than or equal to 0.625 inches over 30 linear feet (LF) between any two points measured throughout the surface of the slab.

Deficiencies:

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:
Perimeter grading appeared adequate for proper drainage, as it pertains to the foundation; no visible deficiencies at the time of the inspection. Gutters should be kept clean to prevent water damage to the roof structure and possible water pooling at the foundation. Downspouts should divert water away from the base of exterior walls.

Deficiencies:
A few splash blocks were missing; allowing water to drain at the base of the perimeter beam. Gutters and downspouts were partially filled with leaves and debris. The left-front gutter downspout was missing the base elbow segment.

Note: Proper grading and drainage are imperative to achieve consistent soil moisture content around the perimeter of all foundations in order to minimize structural movement. Implementation of a watering program utilizing a soaker hose or a sprinkler system designed for foundation coverage will further facilitate consistency in moisture content around the foundation perimeter.

Clogged downspout with missing splash block

Representative leaves in gutter

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☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Dimensional Composition Shingles

Viewed From: Roof Surface (Walked)

Comments:

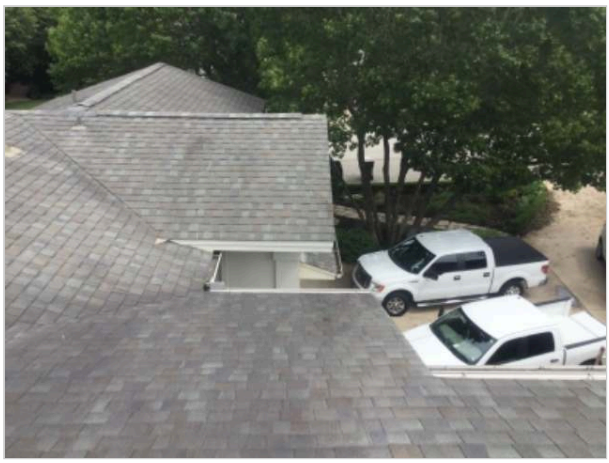
The shingles were sealed. The nailing pattern wasn't determined from this inspection. Flashing details were not visible. The remaining life of the shingles wasn't determined by this inspection; moderate wear and granule loss were observed. There was approximately 1/8-inch shingle granule accumulation contained with gutters. The visual inspection of the roof surface is not intended as a warranty or an estimate of the remaining life of the roof. Roof leaks may only become evident during periods of heavy rain and/or winds from specific directions.

Deficiencies:

Tree limbs were in direct contact with the roof. An active leak was observed at the central heater vent pipe at the unit located in the attic above the master bedroom. Collected leaves at roof valleys.

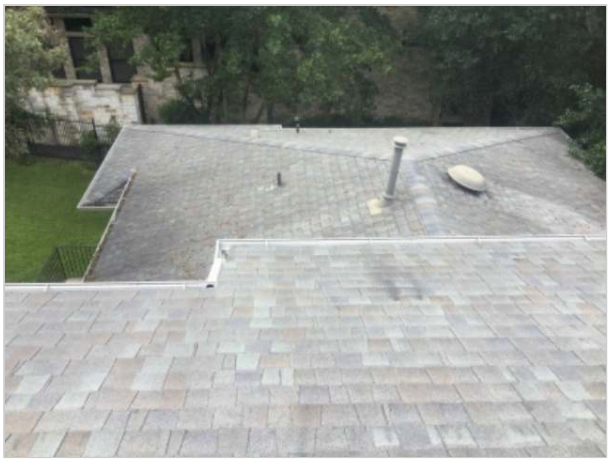
Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm insurability.

Representative shingle condition



Front view

Left view



Back view

I	NI	NP	D

Right view

Tree contact

Leak

Collected leaves

1/8-inch granule accumulation and debris in gutters

I	NI	NP	D

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Inside Attic

Approximate Average Depth of Insulation: 10 - 12"

Comments:
The framed attic was partially accessible.
It was ventilated with soffit and stationary vents.
The roof structure was 2x6 rafters, with purlin, collar and ridge braces, and wafer board decking.
There were baffles to keep insulation separated from soffit vents.
The best way to ensure a roof does not leak is to observe from the attic during a prolonged heavy rain.

Deficiencies:
Initial deterioration located at fascia boards in several locations. An active leak was observed below the central heater vent pipe at the unit located above the master bedroom.
The paint was deteriorated at fascia boards in a few locations.

Deterioration

Leak

Deteriorated paint

I	NI	NP	D

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

Comments:
Exterior wall cladding was comprised of Exterior Insulated Finish System (EIFS) and stone veneer. A few common mortar cracks (some with repairs) were visible at exterior stone veneer walls. Wasp nests were observed at upper exterior walls and soffits. Common organic staining was observed at exterior wall and chimney structure stone veneer. Prior mortar repairs were visible at exterior stone veneer walls. We recommend trimming away shrubbery from exterior walls and windows.

Deficiencies:
There were gaps at entrance panel and electric meter, which should be caulked to prevent water intrusion. Exposed plastic was not painted at exterior walls, which protects the plastic from the harmful effects of sunlight.

Gaps at panels

Prior mortar crack repairs

Exposed plastic

I	NI	NP	D

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:
Common tape joint cracks were located at the interior ceiling.

Deficiencies:

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

Comments:
All doors were checked. The master bedroom closet door was cracked.

Deficiencies:
The keeper plate was missing a screw at the first floor guest bedroom and closet door. One (1) door to the office did not engage the keeper plate properly. The door handle was damaged at the interior side of the fixed front entry door.

Note: Today's IRC standards require garage pedestrian doors to have self closing hinges; this inspection did not inspect for presence or operability of self closing doors.

Door cracked

Handle damaged

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I	NI	NP	D

☒ ☐ ☐ ☒ **H. Windows**

Comments:
All accessible windows were inspected; furnishings prevented us from opening some windows. The windows were double pane. There were twelve (12) screens stored in the garage. One (1) window located at the family room area appeared to have been recently replaced; wood frame had not been painted.

Deficiencies:
Gaps at the exterior periphery of a few windows (identified by red stickers) should be caulked to prevent possible water intrusion and/or loss of efficiency. Screens were removed from twenty-nine (29) windows. A lock handle was loose at one (1) window at the master bedroom.
Note: Temperature, humidity and sunlight conditions and cleanliness of windows at the time of the inspection may affect the accuracy of determining whether the seal has been compromised on thermal pane glass. While every effort has been made to accurately identify compromised thermal seals, actual counts may vary.

Handle loose

Gap at window

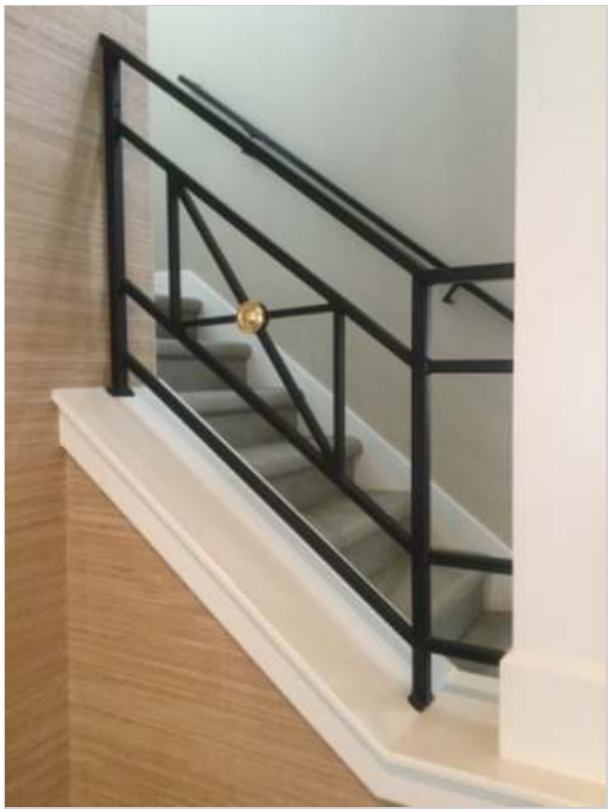
I	NI	NP	D

Gap at window

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

Comments:
Interior stairways and handrails were proper.

Deficiencies:
There were gaps greater than 4-inches at the interior stair railing. A handrail was not provided at the base of the interior stairway.



Gaps greater than 4 inches

No handrail provided

I	NI	NP	D

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

Comments:
The firebox, damper, hearth, gas assembly and visible flue clearance were proper.

Deficiencies:
A damper stop was not installed; this is required when a gas log insert is present.

Upper chimney structure

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

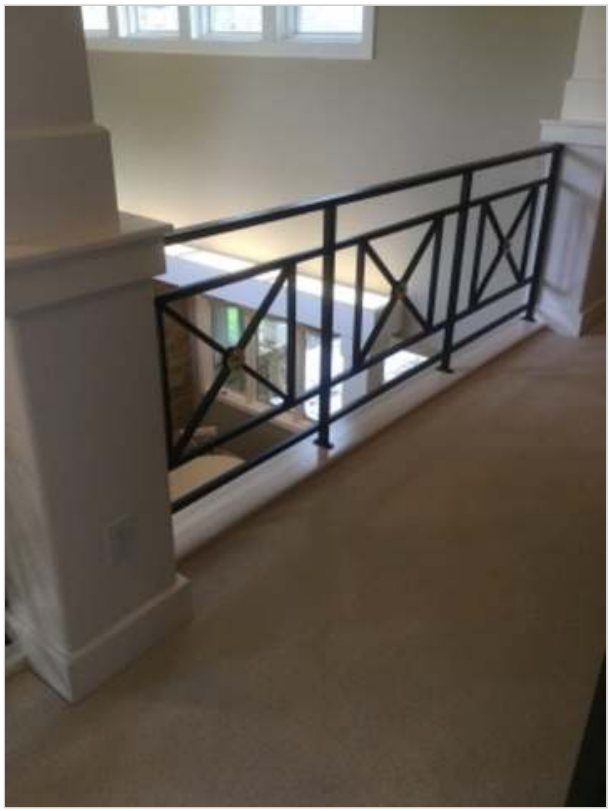
Comments:

Deficiencies:
Balcony railings were not to today's standards; spindles were spaced greater 4-inches. Rust/ corrosion located at the base of a steel railing spindle on the back patio.

Gaps greater than 4 inches

Rust at back porch steel railing spindle

I	NI	NP	D



Gaps greater than 4 inches

☒ ☐ ☐ ☐ **L. Other**

Comments:
As a courtesy, sprinklers at all irrigation stations were operated briefly in manual mode to check for broken heads and visible water line leaks. Coverage, back-flow prevention, and integrity of the water lines and valves were not verified.

Deficiencies:

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Comments:

The service ran underground to the entrance panel on the right exterior wall of the residence, which was equipped with a 225-amp service disconnect.
The system was grounded to grounding electrode.
The service and feeder wires were copper and stranded aluminum, which is proper wiring.
There was a sub-panel located at the garage interior wall.
The accuracy of the breaker labeling is not a part of this inspection. This inspection did not determine if all of the appliances, fixtures, water and gas lines were properly bonded.

Deficiencies:

Gas lines were not determined to be properly bonded; bonding wire not visibly located. The earth grounding rod was not fully driven; approximately 9-10-inches was exposed above ground. Outer entrance panel cover hinges missing. Inner entrance panel cover securing screws were pointed.
Note: Many items listed as deficient in this report may not have been deficient at the time of initial construction as mechanical standards change over the years. It is recommended that all deficiencies be evaluated by a licensed electrical contractor prior to closing and repairs addressed as needed. The condition of the electrical wiring is not able to be determined in inaccessible locations including, but not limited to inside walls and insulated areas of the attic. An attempt was made to check all receptacles and light fixtures throughout interior and exterior locations; some switches and receptacles may not be accessible in occupied homes.

225 amp principle service disconnect

Grounding electrode not fully driven

I	NI	NP	D

Missing hinge (1 of 2)

Pointed screws

Subpanel

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I	NI	NP	D

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

Type of Wiring: Copper

Comments:

Furnishings blocked access to some receptacles. All accessible receptacles were checked.

Per the National Electrical Code, if the wiring was installed properly and within the existing codes at the time of construction, then the wiring may be considered proper today. Per the Texas Real Estate Commission (TREC) standards, some deficiencies noted in this report may not have been deficient when the home was built. Fixtures were not dismantled. The independent tester for receptacles does not determine if the ground wiring is adequate. The effectiveness or inter-connectivity of smoke alarms was not determined.

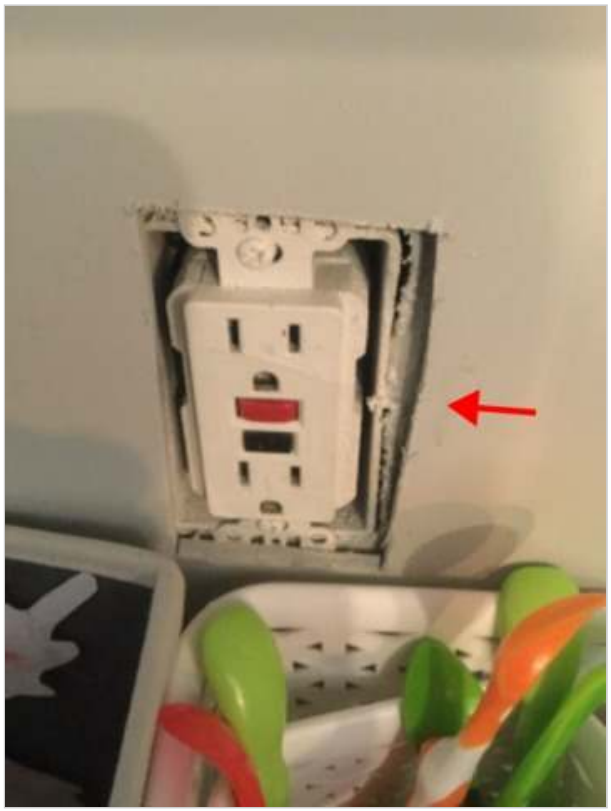
Carbon monoxide and smoke detectors were present and functional at the time of the inspection. GFCI protected receptacles in the kitchen reset there at the respective GFCI receptacle(s). GFCI protected receptacles in the utility room reset there. GFCI protected receptacles in the bathrooms reset at the upper guest bathroom. GFCI protected receptacles at the exterior reset at the utility room. GFCI protected receptacles within the garage reset at the garage interior wall. Arc fault circuits were not present; today's standards call for most branch circuits to be arc fault protected.

A switch and or remote control was not located designated for the ceiling fan located at the upper front right sitting area. Note: Security, audio, and/or landscape lighting systems were not inspected.

Deficiencies:

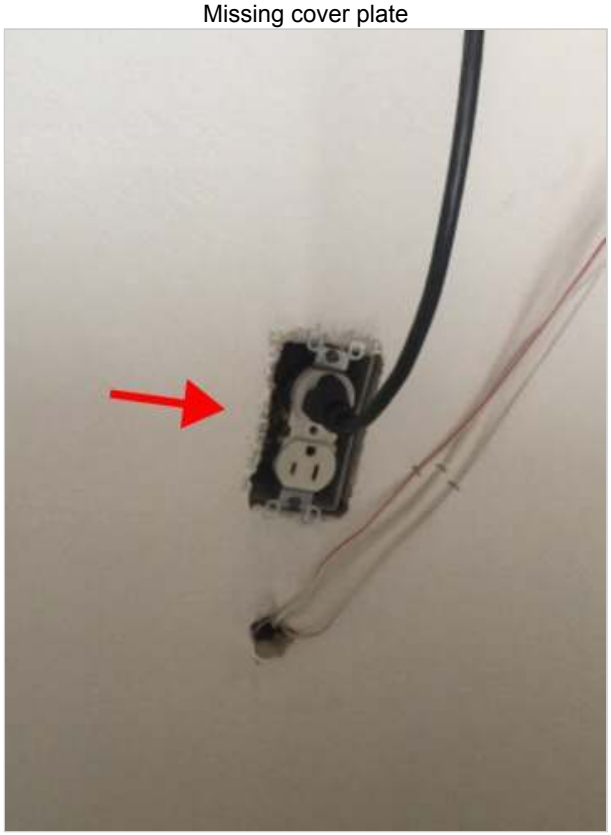
Two (2) receptacles at the garage ceiling were not GFCI protected, which may have been proper at the time of construction; today's standards require all garage receptacles to be GFCI protected. There was a light out in the kitchen ceiling above the vent hood. There were two (2) receptacles in the kitchen that was not GFCI protected. (Identified with a red sticker) There was a GFCI receptacle in the kitchen missing protective cover plate. There was a receptacle in the hot water heater closet that was not attached to the wall. A receptacle cover plate was missing from the utility room. There were receptacles at the garage ceiling and under kitchen sink that were missing the protective cover plate. A light switch cover plate was cracked at the upper bonus room area. The light bulb was out at the attic above the master bedroom.

I	NI	NP	D



Missing cover plate

Receptacle not attached to wall



Missing protective cover plate.

Missing protective cover plate

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Central

Energy Sources: Gas

Comments:

The three (3) Carrier gas furnace units were located in the upper hallway closet and attic spaces. Visible gas lines were black pipe and flex. Sediment traps were installed adjacent to the respective unit at the gas line. Gas shutoff valves were installed directly adjacent to the respective unit. The burner compartments, flame, and visible vent pipe clearances were okay. The integrity of the heat exchanger, the condition of other internal components or the presence of carbon monoxide is not a part of this inspection.

Deficiencies:

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central

Comments:

The system consisted of a 2016 Carrier 2-ton, 2016 Carrier 2.5-ton, and 2016 Carrier 2.5-ton condensing units.

The temperature differential between supply and return was 17-degrees (upstairs) and 16-degrees (downstairs), all of which is functional cooling.

Today's IRC standards require a secondary drain line or float valve at the air handler/cooling coil to prevent damage from leaks, which may not have been required at the time of construction. Unless noted, the secondary lines or floats valve was not present. The primary condensate drain line(s) terminated at the utility room and right exterior. The secondary drain line(s) terminated at right exterior wall and back porch ceiling. The primary condensate drain line(s) located at the air handler had installed sensors that should automatically shut-down the respective unit in the event the water fills the drain line; an indication that the primary drain line is clogged.

Deficiencies:

What was believed to be a secondary AC condensate drain line did not fully extend beyond the void in the right exterior stone wall.

Note: The adequacy, efficiency and size of the system(s) relative to conditioned space are beyond the scope of the inspection. The condition of the evaporator coil and other internal components of the cooling system(s) are beyond the scope of the inspection and are not addressed. The future performance and life expectancy of the equipment is beyond the scope of the inspection. The accuracy of the thermostat and balance of air flow throughout the house are beyond the scope of the inspection. Cooling systems should be serviced and maintained annually by a licensed HVAC contractor. Any questions or information relating to any or all of the above items should be addressed by a licensed HVAC contractor. To prevent condensate drain clogging, we recommend pouring ½-cup of bleach or white distilled vinegar in the pour spout three times during the warm season when the air conditioner is in operation. If water drips from the secondary line, it is an indication that the drain pan under the air handler has filled with water and that the primary line needs cleaning.

Assumed secondary condensate drain line did not penetrate to exterior

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments:
Visible ducts were proper. Media filters installed at each air handler were clean and properly installed.

Deficiencies:

Note: Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection. Interior inspections of ducts and plenums are beyond the scope of the standardized TREC home inspection.

IV. PLUMBING SYSTEM

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

Location of water meter: Front Yard

Location of water meter supply valve: Adjacent to Water Meter

Static water pressure reading: 76

Comments:
Visible water supply lines were copper.
The water meter was checked for approximately one (1) minute with all faucets off; no usage was indicated. For a comprehensive test, a leak detection company should be contacted. The condition of buried, obstructed and unseen water lines wasn't determined from this inspection.
The integrity of water fittings and/or possible presence of Kitec water lines or fittings were not determined from this inspection. Some water supply shut-offs were tight and weren't forced.

Deficiencies:
The first floor guest bathtub did not have a shower curtain; water was run through the shower head for only a brief amount of time. Control handles were loose at the master bathroom shower and bathtub. There were gaps at the master and guest bathroom shower fixtures. The shower door dragged at the tile curb at the base of the master bathroom shower enclosure. Cracked tiles were observed at the master bathroom shower floor. The bathtub faucet handle was loose at the first floor guest bathroom. The utility room sink was cracked.

I	NI	NP	D

Door dragged at tile

Tiles cracked

Sink cracked

I	NI	NP	D

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

Comments:
Water was established at all accessible fixtures for about 50 minutes and commodes were flushed multiple times. Water flow was adequate; visible drain lines were plastic. Upon removal of the sewer cap(s), standing water was not observed within the clean-out when flow was terminated at all interior water fixtures.

The exterior perimeter was inspected for leaks. The internal condition of drain lines was not visible; condition of buried, obstructed, and/or unseen drains were not determined from this inspection and drainage of solids and waste was not determined to be adequate. Water was not introduced into laundry drains or fixture overflow drains. For invasive tests, pressure tests, and/or interior view of drain lines, a licensed plumber or leak detection service should be contacted.

Deficiencies:

Note: The condition and/or functionality of the main waste drain line is beyond the scope of the standardized TREC inspection. An evaluation by a licensed plumbing professional is recommended for older homes and/or homes where trees are present in the general area above the main drain line between the house and the city/utility sewer main connection. The presence or absence and location of clean-out ports for the main waste line between the house and the city sewer connection are beyond the scope of the inspection. The functionality of clothes washing drains or floor drains is not within the scope of the inspection. Please contact your inspector with any questions regarding any further recommended invasive testing referrals.

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

Energy Sources: Gas

Capacity: 50 gal.

Comments:
A gas 2009 AO Smith water heater was located in the garage closet. The visible gas lines were black pipe and flex. There was a sediment trap installed adjacent to the unit at the gas line. The tank, fittings, temperature, visible drain line, visible vent pipe clearance, burner, and flame were proper. The gas shutoff was located adjacent to the unit.
Temperature and Pressure Relief (TPR) valves occasionally hang open; the valve was not tested. Note: Hot water circulation pumps are not included in the standard TREC home inspection standards; the circulation pump at the water heater was not tested.

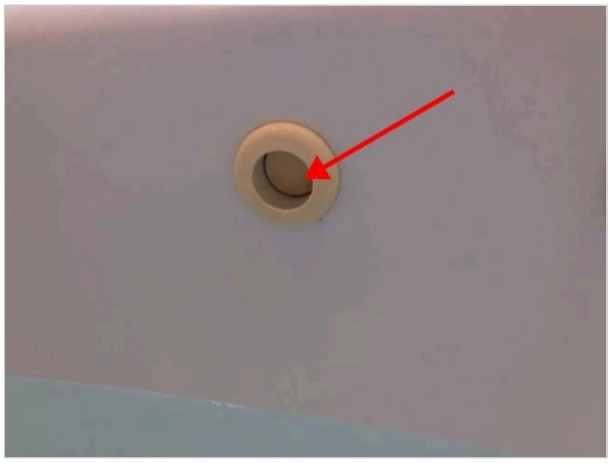
Deficiencies:

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

Comments:
The whirlpool tub was functional. The unit was tested and determined to be GFCI protected; the reset was at the subpanel at the interior garage wall. A switch was installed at the bathroom wall designated for the whirlpool tub.

Deficiencies:
The pressure switch was inoperable at the time of inspection at the whirlpool tub. Access to the whirlpool pump was not provided; the location or condition of the pump was not determined. Gaps located at whirlpool tub intersection with tile at master bathroom.

I	NI	NP	D



Switch inoperable

Whirlpool tub

☐ ☐ ☒ ☐ **E. Other**

Comments:

Deficiencies:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:
The Bosch dishwasher operated properly (normal mode with heated drying).

Deficiencies:

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
The Luxart disposal was functional.

Deficiencies:

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

Comments:
The Zephyr vented hood was functional.

Deficiencies:

I	NI	NP	D

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

Comments:
There was a LaCornue gas oven and range. Oven temperature when set at 350-degrees was 350 -degrees; within state standards of plus or minus 25-degrees. The burners, knobs, light and clock were in good repair.

Deficiencies:
A gas shut-off was not located within 6-feet of the appliance.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:
The Sharp microwave boiled 2 oz. of water in forty (40) seconds.

Deficiencies:

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

Comments:
Bathroom and utility room exhaust fans were functional.

Deficiencies:
A bath exhaust fan was not installed within the first-floor guest bathroom; today's standards call for a bath exhaust fan and or openable window be present.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:
The Chamberlain operators reversed the garage doors when blocked at about 1.5-inches. Photoelectric sensors properly reversed the doors and were installed 6 inches or less above the garage floor. Note: The digital keypad remote located at exterior garage door trim was not tested; numeric code not requested nor provided.

Deficiencies:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:
Dryer exhaust vented out the roof.

Deficiencies:
The dryer vent pipe did not fully extend into the termination cap; a gap was observed.

☐ ☒ ☐ ☐ **I. Other**

Comments:
The Sub-Zero refrigerator was operational.

Deficiencies:

VI. OPTIONAL SYSTEMS

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

Comments:

Deficiencies:

I	NI	NP	D	

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:
Comments:
Deficiencies:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:
Deficiencies:

☐ ☐ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump:
Type of Storage Equipment:
Comments:
Deficiencies:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System:
Location of Drain Field:
Comments:
Deficiencies:

☐ ☐ ☒ ☐ **F. Other**

Comments:
Deficiencies:

SUMMARY:

This summary provides a simplified overview of the results of the Friday, September 21, 2018 inspection at 123 Sample Drive Anytown, TX 55555. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

- A few splash blocks were missing; allowing water to drain at the base of the perimeter beam.
- Gutters and downspouts were partially filled with leaves and debris.
- Grade sloped towards foundation at the XXXXX; drainage should be corrected to ensure rainwater properly sheds away from the base of the foundation.
- The left-front gutter downspout was missing the base elbow segment.

C. Roof Covering Materials

- Tree limbs were in direct contact with the roof.
- An active leak was observed at the central heater vent pipe at the unit located in the attic above the master bedroom.
- Collected leaves at roof valleys.

D. Roof Structures and Attics

- Initial deterioration located at fascia boards in several locations.
- An active leak was observed below the central heater vent pipe at the unit located above the master bedroom.
- The paint was deteriorated at fascia boards in a few locations.

E. Walls (Interior and Exterior)

- There were gaps at entrance panel and electric meter, which should be caulked to prevent water intrusion.
- Exposed plastic was not painted at exterior walls, which protects the plastic from the harmful effects of sunlight.

G. Doors (Interior and Exterior)

- The keeper plate was missing a screw at the first floor guest bedroom and closet door.
- One (1) door to the office did not engage the keeper plate properly.
- The door handle was damaged at the interior side of the fixed front entry door.

H. Windows

- Gaps at the exterior periphery of a few windows (identified by red stickers) should be caulked to prevent possible water intrusion and/or loss of efficiency.
- Screens were removed from twenty-nine (29) windows.
- A lock handle was loose at one (1) window at the master bedroom.

I. Stairways (Interior and Exterior)

- There were gaps greater than 4-inches at the interior stair railing.
- A handrail was not provided at the base of the interior stairway.

J. Fireplaces and Chimneys

- A damper stop was not installed; this is required when a gas log insert is present.

K. Porches, Balconies, Decks, and Carports

- Balcony railings were not to today's standards; spindles were spaced greater 4-inches.
- Rust/corrosion located at the base of a steel railing spindle on the back patio.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Gas lines were not determined to be properly bonded; bonding wire not visibly located.
- The earth grounding rod was not fully driven; approximately 9-10-inches was exposed above ground.
- Outer entrance panel cover hinges missing.
- Inner entrance panel cover securing screws were pointed.

B. Branch Circuits, Connected Devices, and Fixtures

- Two (2) receptacles at the garage ceiling were not GFCI protected, which may have been proper at the time of construction; today's standards require all garage receptacles to be GFCI protected.
- There was a light out in the kitchen ceiling above the vent hood.
- There were two (2) receptacles in the kitchen that was not GFCI protected. (Identified with a red sticker)
- There was a GFCI receptacle in the kitchen missing protective cover plate.

- There was a receptacle in the hot water heater closet that was not attached to the wall.
- A receptacle cover plate was missing from the utility room.
- There were receptacles at the garage ceiling and under kitchen sink that were missing the protective cover plate.
- A light switch cover plate was cracked at the upper bonus room area.
- The light bulb was out at the attic above the master bedroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

- What was believed to be a secondary AC condensate drain line did not fully extend beyond the void in the right exterior stone wall.

IV.PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- The first floor guest bathtub did not have a shower curtain; water was run through the shower head for only a brief amount of time.
- Control handles were loose at the master bathroom shower and bathtub.
- There were gaps at the master and guest bathroom shower fixtures.
- The shower door dragged at the tile curb at the base of the master bathroom shower enclosure.
- Cracked tiles were observed at the master bathroom shower floor.
- The bathtub faucet handle was loose at the first floor guest bathroom.
- The utility room sink was cracked.

D. Hydro-Massage Therapy Equipment

- The pressure switch was inoperable at the time of inspection at the whirlpool tub.
- Access to the whirlpool pump was not provided; the location or condition of the pump was not determined.
- Gaps located at whirlpool tub intersection with tile at master bathroom.

V.APPLIANCES

D. Ranges, Cooktops, and Ovens

- A gas shut-off was not located within 6-feet of the appliance.

F. Mechanical Exhaust Vents and Bathroom Heaters

- A bath exhaust fan was not installed within the first-floor guest bathroom; today’s standards call for a bath exhaust fan and or openable window be present.

H. Dryer Exhaust Systems

- The dryer vent pipe did not fully extend into the termination cap; a gap was observed.