ocelli
Inspection Services

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TREC #10082

INSPECTED FOR

Michael Mus Musculus
606 Approximate Dr.
Dallas, TX 75149

August 16, 2022

PROPERTY INSPECTION REPORT FORM

Michael Mus Musculus *Name of Client*	08/16/2022 *Date of Inspection*
606 Approximate Dr., Dallas, TX 75149 *Address of Inspected Property*	
Jon Scott *Name of Inspector*	10082 *TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Inspection Time In: **8 am** Time Out: **12 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **North**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **90 °+ Degrees**
Parties present at inspection: **Buyer, Seller**

Notice: Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Michael Mus Musculus. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

(i) items other than those listed within these standards of practice;

(ii) elevators;

(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;

(iv) anything buried, hidden, latent, or concealed;

(v) sub-surface drainage systems;

(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or

(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(ii) cosmetic or aesthetic conditions; or

(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;

(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or

(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:
(i) decay, deterioration, or damage that may occur after the inspection;
(ii) deficiencies from abuse, misuse or lack of use;
(iii) changes in performance of any component or system due to changes in use or occupancy;
(iv) the consequences of the inspection or its effects on current or future buyers and sellers;
(v) common household accidents, personal injury, or death;
(vi) the presence of water penetrations; or
(vii) future performance of any item;
(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
(F) designate conditions as safe;
(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
(K) operate recirculation or sump pumps;
(L) remedy conditions preventing inspection of any item;
(M) apply open flame or light a pilot to operate any appliance;
(N) turn on decommissioned equipment, systems or utility services; or
(O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab on Ground
Comments:

Foundation Needs Further Evaluation
The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- In my opinion, this foundation is showing signs of movement that exceeds normal tolerances. The changes in the floor elevation of the house were greater than would normally be expected.
- Deflection cracks were observed in the exterior veneer.
- Misalignment of interior doors due to foundation movement.
- One or more of the post tension cable ends are exposed and need to be properly sealed on the west side of the structure.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures.

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

I	NI	NP	D	

Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.
The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Grading & Drainage

- Poor to negative site drainage was observed on the west side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

- Ground erosion was observed on the front side of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is to low to help support the foundation footer properly.

Gutter & Downspout System

- No gutters installed

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I	NI	NP	D

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

Type(s) of Roof Covering: Composition
Viewed From: Walked on roof
Comments:

Roof Covering

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- Damaged shingles were observed on the Various locations of the roof structure.
- The roofing material observed to have impact damage in various locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.

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I	NI	NP	D

- Prior repairs on roof observed

Flashing Details

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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

I	NI	NP	D

☑ ☐ ☐ ☐

D. Roof Structures and Attics

Viewed From: Attic Decked Space Only
Approximate Average Depth of Insulation: Unable to determine.
(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)
Insulation Type: Batt or Blanket
Description of Roof Structure: Rafter Assembly
Attic Accessibility: Partial
Comments:

Roof Structure

Attic Ventilation

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

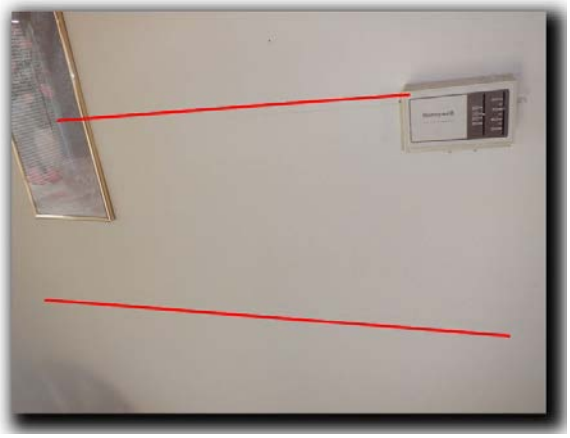
I	NI	NP	D

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

Comments:
Description of Exterior Cladding: Brick Veneer, Wood Type Veneer

Interior Walls & Surfaces

- Interior wall joint cracks were observed in the dining room.
- Wall in garage facing living area is missing or damaged. This prevents a proper fire break between garage and living areas.



Wood Destroying Insect Information

Evidence of active and/or previous activity of a wood-destroying insect was detected at the time of this inspection. Full evaluation of the amount of damage caused by the insects cannot be detected within the wall voids or other hidden areas without defacing the property and cannot be addressed in this inspection report. With the detection of active and/or previous activity of a wood destroying insect, it should be assumed that some degree of damage is present. (Ocelli Pest Service TPCL 13802)

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

I	NI	NP	D

Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior brick and the siding. It is recommended to use an elastomeric caulking.Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- The area between the exterior veneer and the exterior water hose bibbs (faucets) need to be properly sealed.
- The area between the exterior veneer and the outside HVAC condenser/coils refrigerant lines needs to be properly sealed.
- Deflection cracks were observed in the exterior veneer on the front side of the structure.
- Siding and/or trim on chimney is damaged.
- The wood veneer trim has some deterioration or damage on the front side of the structure.
- The garage door trim has some deterioration and/or damage at the bottom.
- I was unable to locate or observe head flashing details above the projected wood trim on the exterior walls over the window openings. Under current building standards, there should be through-wall flashing continuously above all projected wood trim on the exterior wall veneer over window openings to help prevent water intrusion from occurring at these points.

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

I	NI	NP	D

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

I	NI	NP	D

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

I	NI	NP	D

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

I	NI	NP	D

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Ceilings

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

- **Note:** Cracks and nails backed out in ceilings are common with vaulted ceilings. This is usually cosmetic in nature and not a structural one.
- Ceiling joint cracks were observed in the garage.

Floors

- The floor tile(s) were observed to be cracked and/or damaged in kitchen.

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

I	NI	NP	D

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

I	NI	NP	D

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

Comments:

Interior Doors

- The door hardware is missing to the laundry room.

- The door is sticking to the upstairs front corner bedroom.
- The door is not latching properly to the various locations throughout the house.

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

I	NI	NP	D

Exterior Doors

- The door hardware does not function properly to the backyard entry door.

Overhead Garage Door

- Garage door spring weak or broken

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

I	NI	NP	D

Garage Entry Door

- The garage entry door is not equipped with a self-closing device.
- The door is not latching properly to the garage.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Window Screens

- One or more of the window screens were observed to be missing.

Windows

Note: I was unable to visually inspect or operate of some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
  living room, upstairs front corner bedroom.
  (Total 3)
  Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

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

I	NI	NP	D

- Visible evidence of water intrusion was observed at and/or around the window(s) in the upstairs rear corner bedroom. The cause and remedy should be investigated and corrected as necessary.

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

I	NI	NP	D

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

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

- **Note:** Unable to fully view all fireplace components

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

I	NI	NP	D

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

I	NI	NP	D

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

Comments:

Porches

Driveway

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

Sidewalk(s)

- Larger than typical cracks and/or deficiencies were observed in the sidewalk.
- The sidewalk has settled somewhat. If this condition persists or if the sidewalk becomes a trip hazard, improvements should be undertaken.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Comments:

Panel Box
Box Rating and/or Main Disconnect Rating: 200 amps
Box Location: Garage
Cabinet Manufacturer: Cutler-Hammer
Branch Circuit Wire Type: Copper

- There is no whole house surge protection installed in breaker box. Under current building standards, whole house surge protection in breaker box are covered for safety. This is an **"as-built"** condition.
- There are no terminal lug covers installed in breaker box. Under current building standards, Main lugs in breaker box are covered for safety. This is an **"as-built"** condition.
- **Note:** Bundled wires are not installed to NEC standards, however this was a common practice. Although the panel is functional, it does not meet current National Electrical Code standards. This is an **"as-built"** condition.
- There was no Emergency disconnect observed outside. This may be an "as-built" condition but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

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

I	NI	NP	D

Service Entrance

- The conduit protecting the service wires under the electrical meter cabinet has pulled loose and needs to be resecured for seasons of safety.

Grounding / Bonding

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

I	NI	NP	D

- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This is an **"as-built"** condition.
- I was unable to locate a grounding rod (Grounding Electrode) or supplement grounding source for the electrical system. This condition should be further investigated and corrected if necessary.

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

I	NI	NP	D

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

Type of Wiring: Copper
Comments:

Receptacle Outlets

Note: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.
Note: As of September 1, 2021. All receptacles (outlets) must be either GFCI or AFCI. this can all be accommodated at the breaker box.
Note: All receptacles (outlets) must be tamper resistant.

- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles and any receptacle within 6-feet of the sink should have GFCI protection.

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

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

I	NI	NP	D

Switches

Fixtures

- One or more of the light fixtures appear to be inoperative in the master bathroom. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

Smoke Alarms

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

I	NI	NP	D

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.
All components were found to be performing and in satisfactory condition on the day of the inspection.

Carbon Monoxide Alarms
Carbon Monoxide detectors were present yes ☐ / no ☑
- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Doorbell / Chime
All components were found to be performing and in satisfactory condition on the day of the inspection.

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

I	NI	NP	D

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems:
Energy Sources:
Comments:

Central Heating System – *Energy Source*: Heat-pump with electric heat strip backup
Brand Name: US Allumicoil
Approximate System Age: **2016**

- The electrical wire conduit has pulled loose at the housing.

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

I	NI	NP	D

HEAT PUMP

EMERGENCY HEAT

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems:
Comments:

Central Cooling System

Today's Temperature Differential (Delta-T): **15**
Approximate System Age: **2016**
Approximate System SEER: **Unable To Determine**
Approximate System Size: **4 ton**
Filter Size: **24 x 30 , 12x 12** *Location*: **Interior Wall Mounted , Interior Ceiling Mounted**
Brand Name: Goodman

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

- The dirty air filter should be replaced.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be repaired or replaced as necessary.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

Note: The primary condensate drain line should be insulated in attic to prevent condensate from dripping onto decking and ceiling areas

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

I	NI	NP	D

SECONDARY CONDENSATE TERMINATION

Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may

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

I	NI	NP	D	

indicate normal operation in spite of an equipment malfunction. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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I	NI	NP	D

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

Comments:

- The duct system was observed to be dirty and needs to be cleaned for air quality purposes.
- There is visible dust and/or mildew on the air registers in the various locations throughout the house. The cause and remedy should be further evaluated. It is recommended to have the air registers and duct system cleaned for air quality purposes.
- **Note:** The air-return chase for the HVAC system is dirty and should be cleaned to help maintain good air quality.

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I	NI	NP	D

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I	NI	NP	D

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I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of water meter: Within 5-feet of Front Curb
Location of main water supply valve: Main valve on meter
Static water pressure reading: 50 to 60 psi
Water distribution type: Public Supply
Type of supply piping material: Copper
Comments:

Exterior Faucets/Fixtures

- The exterior water hose bibb (faucet) is leaking at the handle when operated on the front side of the structure.

Laundry Connections

- Some rust and/or corrosion was observed at the laundry connection hose bibbs.

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Kitchen Sink

Refrigerator Ice Maker Valve

- Ice maker valve not operated due to possible leaks with no available drain.

Upstairs Hall Bathroom

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

I	NI	NP	D

Lavatory / Sink

- The sink has some surface damage.
- The stopper is missing.

Bathtub

- The stopper is missing.
- The tub spout is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- The bathtub shower head diverter is not functioning properly.

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

I	NI	NP	D

Master Bathroom

Left Lavatory / Sink

- The sink has some surface damage.

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

I	NI	NP	D

Right Lavatory / Sink

- The sink has some surface damage.

Bathtub

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.

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

I	NI	NP	D

Shower

- The faucet assembly is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as

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I	NI	NP	D	
				plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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I	NI	NP	D

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

Type of drain piping material: PVC
Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources:
Capacity:
Comments:
Water Heater – *Energy Source*: **Electric**
Location: **Garage**
Approximate Capacity: **50 Gallons**
Approximate Age: **2012**
Brand Name: **US Craftsmaster**

- Some corrosion was observed on the water supply shutoff valve.
- There is no pan installed under the water heater.
- The temperature and pressure relief (TPR) valve serving the water heater was observed to be leaking. This would indicate that the TPR is not functioning properly and should be replaced.

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

I	NI	NP	D

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

I	NI	NP	D

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

Comments:
Location of GFCI: In master bathroom area.

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

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I	NI	NP	D

☐ ☑ ☑ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter:
Type of gas distribution piping material:
Comments:

Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

***Brand Name*:** Hotpoint

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

- The dishwasher leaked water onto the floor when operated. This condition should be further evaluated and corrected as necessary.

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I	NI	NP	D

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

This component appears to be performing adequately at the time of this inspection.

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

Comments:

This component appears to be performing adequately at the time of this inspection.

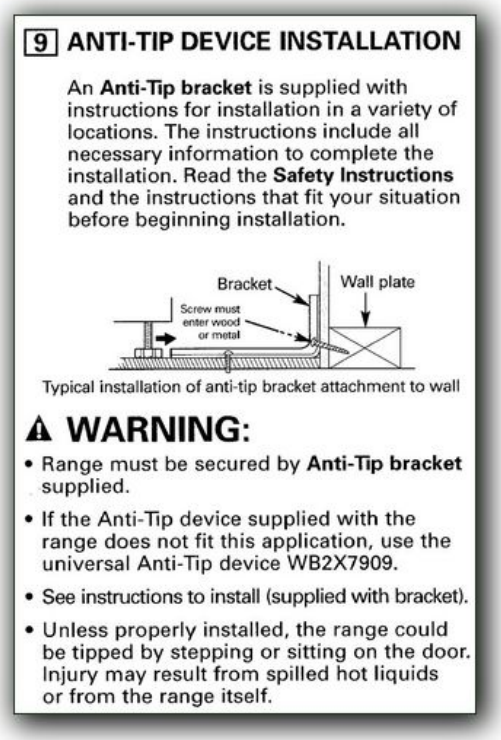
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

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

Comments:

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.



- Oven light was not operational

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

I	NI	NP	D

☐ ☑ ☑ ☐ **E. Microwave Ovens**

Comments:

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

Comments:

- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an **"as-built"** condition.

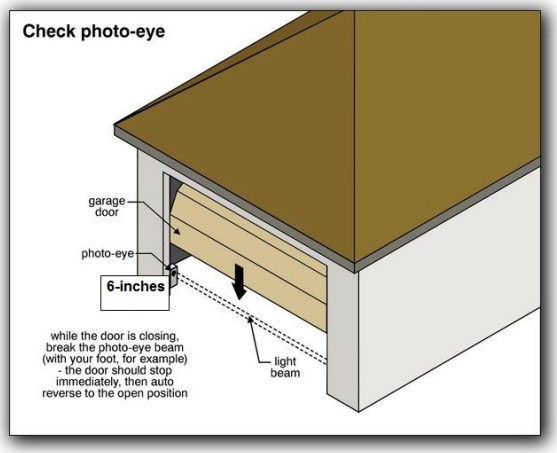
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

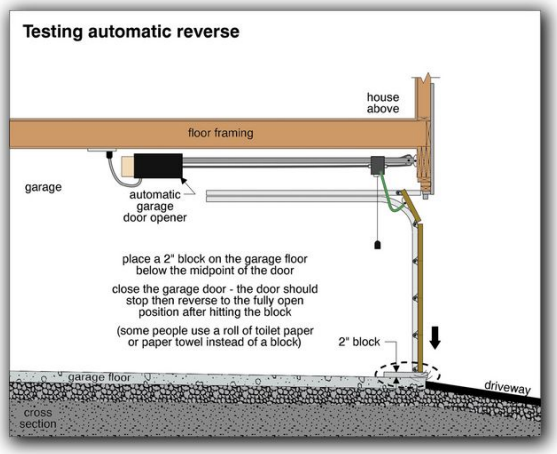
☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener button should be installed at least 5-feet the floor of the garage, so to be out of the reach of children.
- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.



The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.



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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- The exterior dryer duct termination cover is damaged.
- The damper at the dryer exhaust termination does not function properly. The damper does not reset to the closed position when not in use.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

Comments:

Spray coverage for the sprinkler system was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the landscaping.

The sprinkler system and associated components should be further evaluated and/or serviced by a Licensed Irrigation Technician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an ***"as-built" condition***, but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- One or more of the sprinkler heads were observed to be damaged and/or missing in station(s); **Right front yard.**
- The conduit that is protecting the sprinkler system wires is damaged.
- One ore more of the handles were observed to be damaged at the anti-siphon device. This may prevent you from being able to shutoff the water to the system or test the device.

The sprinkler system did not respond to the controls when tested in the manual setting. The cause and remedy should be further evaluated and corrected as necessary.

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

I	NI	NP	D

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor ☐ Yes or ☑ No.

Total Number of Zones Wired: 3

Sprinkler System and Associated Components

REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. *THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.*

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

FOUNDATIONS

Foundation Needs Further Evaluation

The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any).

- One or more of the post tension cable ends are exposed and need to be properly sealed on the west side of the structure.

GRADING AND DRAINAGE

- Poor to negative site drainage was observed on the west side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- Ground erosion was observed on the front side of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is to low to help support the foundation footer properly.

ROOF COVERING MATERIALS

- Damaged shingles were observed on the Various locations of the roof structure.
- The roofing material observed to have impact damage in various locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.

WALLS (INTERIOR AND EXTERIOR)

- Caulking improvements are recommended for the area between the exterior brick and the siding. It is recommended to use an elastomeric caulking.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- The area between the exterior veneer and the exterior water hose bibbs (faucets) need to be properly sealed.
- The area between the exterior veneer and the outside HVAC condenser/coils refrigerant lines needs to be properly sealed.
- The wood veneer trim has some deterioration or damage on the front side of the structure.
- The garage door trim has some deterioration and/or damage at the bottom.

- I was unable to locate or observe head flashing details above the projected wood trim on the exterior walls over the window openings. Under current building standards, there should be through-wall flashing continuously above all projected wood trim on the exterior wall veneer over window openings to help prevent water intrusion from occurring at these points.

DOORS (INTERIOR AND EXTERIOR)

- The door hardware is missing to the laundry room.
- The door hardware does not function properly to the backyard entry door.
- The garage entry door is not equipped with a self-closing device.

WINDOWS

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
  living room, upstairs front corner bedroom.
  (Total 3)
- Visible evidence of water intrusion was observed at and/or around the window(s) in the upstairs rear corner bedroom. The cause and remedy should be investigated and corrected as necessary.

SERVICE ENTRANCE AND PANELS

Service Entrance

- The conduit protecting the service wires under the electrical meter cabinet has pulled loose and needs to be resecured for seasons of safety.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- One or more of the light fixtures appear to be inoperative in the master bathroom.

HEATING EQUIPMENT

- The electrical wire conduit has pulled loose at the housing.

COOLING EQUIPMENT

- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be repaired or replaced as necessary.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

DUCT SYSTEMS, CHASES, AND VENTS

- There is visible dust and/or mildew on the air registers in the various locations throughout the house. The cause and remedy should be further evaluated. It is recommended to have the air registers and duct system cleaned for air quality purposes.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Some rust and/or corrosion was observed at the laundry connection hose bibbs.

Lavatory / Sink

- The stopper is missing.

Bathtub

- The stopper is missing.
- The bathtub shower head diverter is not functioning properly.

Left Lavatory / Sink

Right Lavatory / Sink

Bathtub

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.

Shower

WATER HEATING EQUIPMENT

- There is no pan installed under the water heater.
- The temperature and pressure relief (TPR) valve serving the water heater was observed to be leaking. This would indicate that the TPR is not functioning properly and should be replaced.

DISHWASHERS

- The dishwasher leaked water onto the floor when operated. This condition should be further evaluated and corrected as necessary.

RANGES, COOKTOPS, AND OVENS

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

GARAGE DOOR OPERATORS

- The garage door opener button should be installed at least 5-feet the floor of the garage, so to be out of the reach of children.
- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.

DRYER EXHAUST SYSTEMS

- The exterior dryer duct termination cover is damaged.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- One or more of the sprinkler heads were observed to be damaged and/or missing in station(s); **Right front yard.**
- The conduit that is protecting the sprinkler system wires is damaged.
- One ore more of the handles were observed to be damaged at the anti-siphon device. This may prevent you from being able to shutoff the water to the system or test the device.

The sprinkler system did not respond to the controls when tested in the manual setting. The cause and remedy should be further evaluated and corrected as necessary.

- The conduit that is protecting the sprinkler system wires is damaged.
- One ore more of the handles were observed to be damaged at the anti-siphon device. This may prevent you from being able to shutoff the water to the system or test the device.

The sprinkler system did not respond to the controls when tested in the manual setting. The cause and remedy should be further evaluated and corrected as necessary.