

# American Property Inspections of Texas

Phone: 281-744-3965

Email: [RScarborough@APITX.net](mailto:RScarborough@APITX.net)

[www.apitx.net](http://www.apitx.net)

## PROPERTY INSPECTION REPORT

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Prepared For: Mr. & Mrs. Customer

Concerning: 1414 ABC Houston, TX.

Inspected By: Rod Scarborough TREC License # 7189 July 27, 2011

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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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that property 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 for 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 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.

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

### Property information provided by customer/HAR

Inspection Type: Single Family Residence Year built: 2005 Stories: 3 Approx: 2,482 SF Bed / Bath: 3/2.5

Inspection Start Time: 9:30 End Time: 12:45

Present at Inspection: Buyer Buyers Agent Seller Sellers Agent

Building Status: Vacant Occupied Furnished Partially Furnished

Weather Conditions: Sunny Cloudy Rain Approx. Outside Temperature: 95 Degrees

Utilities On: Yes No Gas No Water No Power



For the purpose of this report and all references within, the direction of the structure faces north. All references to direction within the report will be based on this information.

All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection. This report has been paid for and prepared for by the client/clients named above and is not valid without a signed service agreement provided for review at the time of the inspection and is non transferable without the written consent of the inspector performing the inspection.

This inspection is not an engineering report, and should not be considered one. If any cause for concern is noted on the report, or if you would like further evaluation, you should consider an evaluation by a licensed engineer.

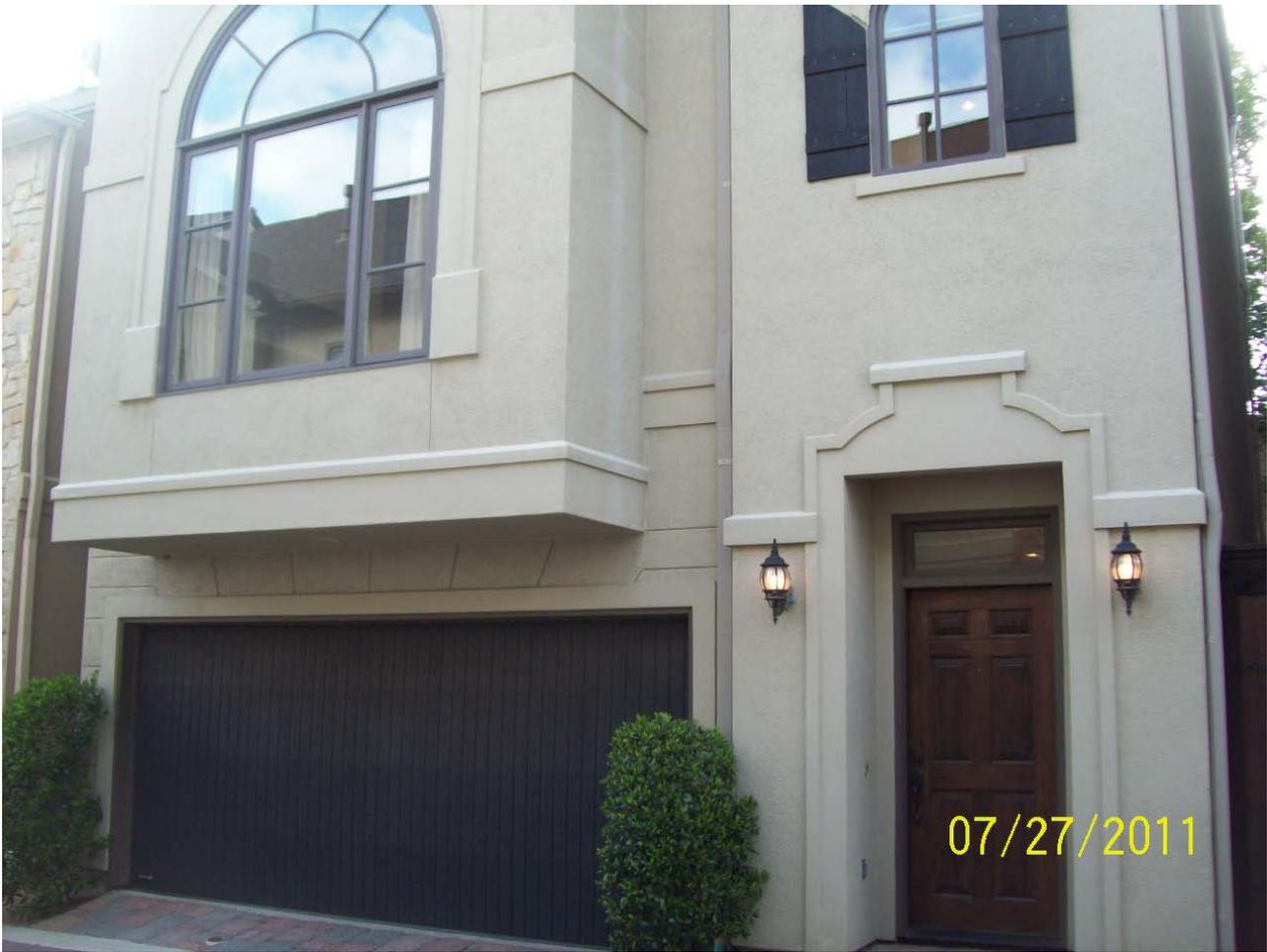
How to read and interpret this report: It is the opinion of the inspector that items below marked with a  should be addressed. These items may be in need of repair/correction, may be a priority item or may possibly indicate non-compliance with current building standards and may need to be monitored on a continual basis. All items marked with a  should be addressed to client's satisfaction prior to closing. Pictures may be inserted below an item marked with a  to give a visual description of an item found as having a deficiency. The inspector does not give recommendations on items marked with a deficiency. however the inspector may express an opinion about a deficiency.

Mold/Mildew investigations are not included in this report. It is beyond the scope of this inspection.

**Comments underlined in bold lettering within the report are generally FYI (for your information) and may not require any action.**

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1 (10/2008)



Front of home

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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

**Foundation Type(s):** Slab On Grade

Comments:

The performance of the foundation described within this report does not in anyway address future settlement or movement. Due to the expansive nature of the soil in the Houston area it is recommended that the foundation be monitored on a regular basis and the moisture content of the soil surrounding the foundation be kept at a consistant level.

The inspection of the foundation is limited to the visual observation of the accessible exterior and interior structural components at the time of the inspection. The inspector does not perform engineering studies or measurments. There are many factors which could limit the accuracy of the assessment of foundation performance. These include but may not be limited to: landscaping, patios, painting, repairs, areas behind walls, furnishing, decking, ect.

Foundation movement usually tends to produce a few large cracks, usually at least 1/16<sup>th</sup> inch wide, rather than a lot of small cracks. Cracks in brick veneer due to foundation movement will normally extend from the top of the wall to the bottom of the wall.

Cracking usually will be tapered if caused by foundation movement. By tapered I mean that the crack will be wider at the top or the bottom. If a crack is due to foundation movement, it will almost never be the same width at the top and bottom; such a crack is more likely to be due to thermal stresses than to foundation movement.

Considered as a whole, the pattern (meaning the location and taper) of the cracking should be consistent with a possible known mode of foundation distortion. For instance if a brick veneer wall shows cracks that were close to each other and one was wide at the top while the other was narrow at the top, it would usually be unreasonable to consider both cracks to be due to foundation movement since they are not both consistent with a known mode of foundation distortion.

Foundation movement usually results in cracks in drywall and brick veneer at weak points such as at the corners of windows and doors. Cracks that show up after a long period of dry weather and tend to close when the weather turns wetter are usually due to foundation movement.

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**Foundation movement can distort door openings causing doors and windows to stick and bind. Wallpaper may exhibit rucking at the inside corners of walls and at the intersection of walls and ceilings.**

**In some situations, finish floors can become perceptibly out-of-level. Unfortunately, floors are constructed out-of-level in some cases and foundations that undergo a normal range of movement can also become more or less out-of-level over time. Relating floor levelness to foundation movement is always based to a great degree on the judgment of the inspector, that judgment is always subjective and interpretative.**

**Brick courses, countertops and window stools can become noticeably out-of-level due to foundation distortion. These items are normally constructed to a tighter level tolerance than are floors**

**Foundation problems may result without proper maintenance on the homeowner's part. Maintenance may be accomplished by doing three things.**

- 1. Provide good drainage away from the foundation.**
- 2. Water the soils surrounding the foundation on an as needed basis.**
- 3. Be aware of the potential for adverse affects caused by trees and shrubbery.**

**Soil conditions in the area are known to be unstable. A program of conscientious watering of the soil in close proximity to the foundation to maintain consistent moisture content may help stabilize foundation movement caused by soil expansion and contraction. Should there be future issues concerning foundation condition, it is the opinion of the inspector that you consult with your builder or a licensed professional structural engineer.**

**Opinions are based on observations made without the use of sophisticated testing procedures. Therefore, the opinion expressed is one of an apparent condition and not based on absolute fact.**

It is the opinion of the inspector that the foundation appears to be functioning as intended, however this was a limited foundation inspection due to no access to the foundation wall on the west side of the structure due to the neighboring gate being locked and no access. There were minor signs of differential settlement and deficiencies as described below. This opinion

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is based solely on the areas of the foundation, attic, exterior and interior of the structure that were accessible at the time of the inspection. Although no damage was observed at the time of the inspection, no warranty against future movement can be made.

A level was placed at various locations throughout the structure and the amount of deflection was minimal.

Hairline vertical cracks were observed but may not be limited to the master bedroom & kitchen areas above windows/doors on the interior of the structure. These should be repaired and monitored on a continual basis for future movement.



Exposed nails were observed but may not be limited to the east & west sides of the structure. These should be removed/sealed and monitored on a continual basis.



Exposed plumbing was observed but may not be limited to the south side

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of the foundation wall outside the 1st floor bathroom.

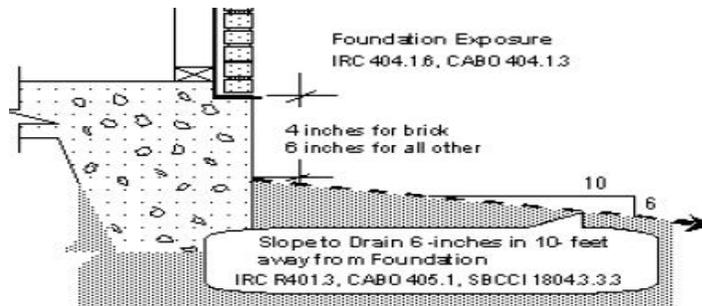


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**B. Grading and Drainage**

Comments:

**Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood/siding and grade sloped away from structure 6" in 10' to promote proper drainage.**



**The inspection of the grading/drainage is done by visual observation of the site around the structure, including surface grade, retaining walls and rain gutters, etc. Visible conditions or symptoms that may indicate a situation which may adversely affect the foundation or indicate water penetration are reported. No soil, topographical or flood plain studies are performed.**

**Underground yard drainage systems are not checked/inspected. The**

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**inspector does not verify that yard drains operate properly and that there are no collapsed or clogged areas. The inspector (or anyone else) is unable to induce a sufficient quantity of water to determine if the system will operate properly when needed. Observe performance during heavy rains and ensure system is maintained/cleaned.**

Grading and drainage appeared to be functioning as intended.

**C. Roof Covering Materials** (If the roof is inaccessible, report the method used to inspect.)

**Type(s) of Roof Covering:** Composition

**Viewed From:** Viewed from ground with binoculars from multiple points around the perimeter of the structure however this was a limited inspection due to certain areas of the roof were not visible due to other structures blocking the view. Roof not walked due to overall height and roof pitch.

Comments:

**Roof inspections are limited to the visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely as determined by the inspector and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects, ect.) may not be apparent at the time of the inspection therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof.**

**This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is opinion of the inspector that the roof and rain gutters should be kept clear of all debris and monitored on a continual basis to prevent possible future water penetration.**

Roof covering/materials appeared to be functioning as intended.

Tree limbs are near or in contact with the roof on the south side of the structure. Tree branches should be kept at least 6 feet off of the roof to prevent them from rubbing and potentially damaging the shingles.

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)

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Comments:

**The inspection of the roof structure and attic is performed via visual observation of the areas and components which are safely accessible at the time of the inspection.**

**Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. A light fixture with a switch at the required passageway opening and a receptacle outlet will be provided near the appliance.**

**Attic space in a Houston area home is one of the most important areas for insulation. Attic floor insulation should be at least R-19, however for increased efficiency R-30 is preferred. The following illustrates typical R-values per inch for commonly used insulations.**

<b><u>Insulation Type:</u></b>	<b><u>R-Value per inch:</u></b>
<b><u>Fiberglass Blanket or Batt</u></b>	<b><u>2.9 to 3.8 (Use 3.2)</u></b>
<b><u>Expanded Polystyrene Board</u></b>	<b><u>3.6 to 4 (Use 3.8)</u></b>
<b><u>High Performance Fiberglass Blanket</u></b>	<b><u>3.7 to 4.3 (Use 3.8)</u></b>
<b><u>Loose-fill Cellulose</u></b>	<b><u>3.4 to 3.7 (Use 3.5)</u></b>
<b><u>Loose-fill Fiberglass</u></b>	<b><u>2.3 to 2.7 (Use 2.5)</u></b>
<b><u>Loose-fill Rock Wool</u></b>	<b><u>2.7 to 3.0 (Use 2.8)</u></b>

**Viewed From:** Entered attic space

**Approx. Average Thickness of Vertical Insulation:** Approx. 4" where accessible.

**Insulation type:** Blown/Blanket

**Approx. depth on insulation:** 10" - 12"

**Attic ventilation consisted of:** Ridge Vents & Soffit Vents

**Attic structure consisted of:** Rafters, Collar Ties, Joists & Purlins

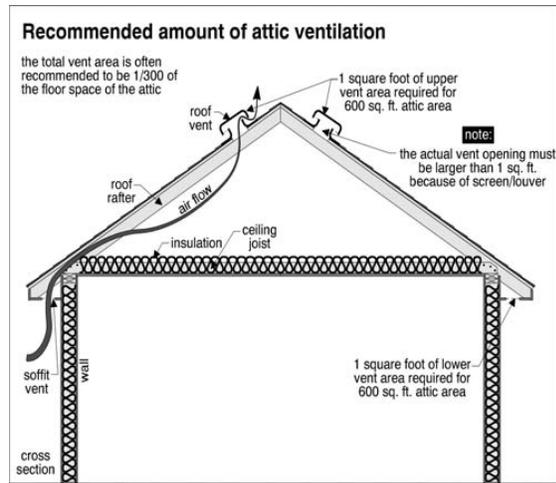
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**Attic access location:** Master Bath & Master Closet



Roof structure/attic appeared to be stable and functioning as intended however there were deficiencies as described below.

This was a limited attic inspection due to minimal access. Some areas obstructed by duct work, equipment and insulation and was not accessible which limits the overall inspection of the roof and attic structure.

Insulation was observed within 3" of recessed light fixtures. Insulation should be maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed fixtures to reduce possible fire hazard. Exception: when lights are listed and labeled as IC (insulation contact) they may be in contact with insulation. No such label was observed.

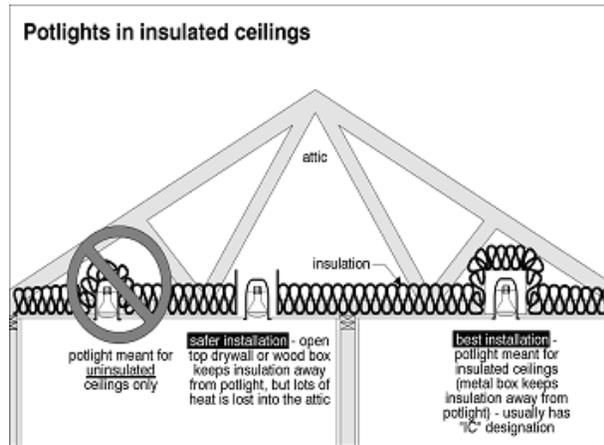


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Existing/previous moisture penetration was observed on the rafter near the ridge beam.



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

Comments:

**The condition of the framing or other components hidden behind the exterior/interior wall finishes are unknown to the inspector, therefore no opinion is given as to there current condition. The conditon of the surface finishes are not noted, unless they may contribute to or be syntomatic of other issues. Home furnishing, landscaping and other personal items, ect. may limit the assessment of existing conditions.**

**Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Where the separation is a floor-ceiling**

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**assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.**

**Exterior Walls:**

**Type:** Stucco Facade with Cement Board/Wood Siding/Trim

Exterior walls appeared to be functioning as intended however this was a limited inspection due to no access to the west side wall and the overall height of the structure. There were deficiencies as described below.

Hairline cracks to stucco finish coat was observed at various locations on the north & south sides of the structure. This should be repaired/sealed to prevent possible moisture penetration and monitored on a continual basis.



Exterior penetrations on the east and south sides of the structure should be properly sealed to prevent possible moisture penetration.

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Stucco finish does not have the 8" clearance from grade in some areas around the structure.



**Interior Walls:**

Interior walls appeared to be functioning as intended however there were

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deficiencies as described below.

Interior walls appeared to have been freshly/recently painted, this limits the overall inspection of the interior walls due to fresh paint possibly covering any deficiencies.

Hairline vertical cracks were observed but may not be limited to the master bedroom & kitchen areas above windows/doors on the interior of the structure. These should be repaired and monitored on a continual basis for future movement.

               **F. Ceilings and Floors**

Comments:

**The condition of the framing or other components hidden behind the interior ceiling/floor finishes are unknown to the inspector, therefore no opinion is given as to their current condition. The condition of the surface finishes are not noted unless they may contribute to or be symptomatic of other issues. Home furnishing and other personal items, ect. may limit the assessment of existing conditions.**

Ceiling appeared to be functioning as intended however there were deficiencies as described below.

Cracking was observed but may not be limited to the master bedroom on the interior of the structure. This should be repaired and monitored on a continual basis.



What appeared to be existing/previous moisture penetration was observed but may not be limited to the wall/flooring in the downstairs south bedroom on the interior of the structure. This should be repaired and monitored on a

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continual basis.



Floors appeared to be functioning as intended.

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

Comments:

**Interior/exterior doors are inspected to determine if they are functioning properly, including locking hardware and latches. Garage doors, including automatic openers and safety devices, are inspected to determine if they are functioning properly.**

**Garage Doors & Automatic Door Openers:**

**Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inch (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.**

**If/when a garage door operator is installed door manufacture's require additional bracing at top of door to be installed to prevent damage to door from automatic opener.**

Garage door appeared to be functioning as intended.

The automatic door opener appeared to be functioning however I was unable to connect the automatic door opener to the garage door after multiple attempts under normal operating conditions.

**Exterior Doors:**

**Exit door required: Not less than one exit door shall be provided from**

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**each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.**

**Type of lock or latch: All egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.**

Exterior doors appeared to be functioning as intended however there were deficiencies as described below.

The front door does not properly seal when closed and the door hardware is loose.



Damaged/rotted door was observed at the door in the down stairs bedroom leading to the backyard.



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**Interior Doors:**

Interior doors appeared to be functioning as intended however there were deficiencies as described below.

Door leading from the master closet to the attic space was difficult to latch.

Door leading into the master bedroom closet hits the door frame and is difficult to open/close.

Door trim leading into the east bedroom on the 1st floor cracked.



**H. Windows**

Comments:

**Only a representative number of accessible windows may be checked for operation during the inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some conditions the inspector may not be able to detect this condition, particularly if the windows are dirty or it's raining during the inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only.**

**Type:** Double Pane Wood

**Exterior:**

Exterior windows appeared to be functioning as intended however there were deficiencies as described below.

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Screens are missing. These should be replaced.

**Interior:**

Interior windows appeared to be functioning as intended however there were deficiencies as described below.

Unable to open the window in the 1st floor bathroom.

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

Comments:

Stairways appeared to be functioning as intended however there were deficiencies as described below.

Guard rail between the formal dining & living area is wobbly/not properly secured and some of the balusters are not properly secured.

**J. Fireplace/Chimney**

Comments:

**The inspection of the fireplace and chimney is a visual inspection of the accessible components of the firebox, hearth, damper, doors, attic penetration, chimney crown and cricket. Dirty chimneys are a fire hazzard due to the accumulation of combustible creosote. Consult a certified chimney sweep annually for cleaning and inspection.**

**Type Of Fireplace:** Gas Log w/Electronic Ignition

**Damper does not have a damper block installed. In the event that gas logs are installed in the fireplace at a future date the damper should have a damper block installed to prevent the damper from being closed.**

Fireplace/chimney appeared to be functioning as intended.

**K. Porches, Balconies, Decks and Carports (Attached)**

Comments:

Appeared to be functioning as intended however there were deficiencies as described below.

Some of the pavers at the front porch are loose/not properly secured.

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**L. Other**

Comments:

**Diveway:** Shared driveway appeared to be functioning as intended.

**Walk Way:** Not present

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

Comments:

**The inspection of the electrical system is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.**

**When it can be performed safely, as determined by the inspector, the dead front (a panel designed and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating/double tapped conductors.**

**A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240**

Report Identification: 1414 ABC Houston, TX.

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**volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.**

**Service Entrance:** Service provided from underground.

**Main Panel:**

**Brand:** GE

**Amps:** 200

**Type of supply wire:** Aluminum 3 wire 120/240 service

**Panel Location:** Garage interior

Service entrance/panels appeared to be functioning as intended however there were deficiencies as described below.

The dead front was removed and the interior of the panel was inspected.

Double tapping of neutral conductors at bus bar.



No anti-oxidizing compound on aluminum feeder wires.

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☒ All "hot" wires on breakers should be red or black. Any other color wire should be painted or taped black to indicate that it is "hot". One or more white (neutral) wires are being used as hot wires without marking.

☒    ☐    ☐    ☒

**B. Branch Circuits, Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

The inspection of the branch circuits is limited the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

(Ground Fault Circuit Interrupter, a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit)

GFCI Protection: (Safety Protection)

Kitchen: Yes (GFCI located in kitchen)

Exterior: Yes (GFCI located in garage)

Bathrooms: Yes (GFCI located in master bath)

Garage: Yes (GFCI located in garage)

Type of Wiring: Copper

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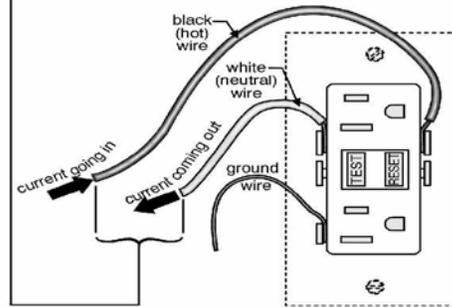
**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down



**AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.**

**As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.**

Arc-fault protection (arc-fault breakers) is not present for electrical outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.

**Electrical Fixtures:**

Electrical fixtures appeared to be functioning as intended however there were deficiencies as described below

Some of the light fixtures did not function.

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**Smoke Alarms:**

Smoke alarms appeared to be functioning as intended.

**Note: Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.**

**The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms.**

**Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.**

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

**Type of Systems:** Central/Forced Air

**Energy Sources:** Gas

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**Mfg. Dates:** 08/2005

Comments:

**It is recommended that the heating system/air handler be professionally inspected/cleaned by a licensed technician prior to use and on an annual basis.**

**The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the systems and is beyond the scope of a visual inspection.**

The heating equipment was operated and appeared to be functioning as intended.

A temperature reading was performed read 141 degrees at the north unit and 132 degrees at the south unit.



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**B. Cooling Equipment**

Comments:

**It is recommended that the cooling system be professionally inspected/cleaned by a licensed technician prior to use and on an annual basis. The inspector does not inspect the pressure of system coolant, determine the presence of leaks, program digital-type thermostats or operate setback features on the thermostats.**

**Type of Systems:** Central/Split System

**Sizes:** 1.5 tons (east condenser), 3.5 tons (west condenser)

**Brands:** Lennox

**Mfg. Dates:** 01/2006 (east condenser), 12/2005 (west condenser)

Supply air temp: 58 Degrees Return air temp: 74 degrees (north unit)



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Supply air temp: 65 Degrees    Return air temp: 77 degrees (south unit)



A variance of 15 - 20 degrees between the supply and return air is considered to be functioning as intended.

The cooling equipment was operated and appeared to be functioning as

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intended however there were deficiencies as described below.

The south cooling equipment does not appear to be running efficiently. A variance of 15 - 20 degrees between the supply and return air is considered to be functioning efficiently.

Condensing unit disconnect is located directly behind the unit.

**C. Ducts System, Chases and Vents:**

Comments:

**Duct Type:** Flex

Appeared to be functioning as intended.

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

**Location of Water Meter:** Unknown

**Location of Main Water Supply Valve:** East exterior

**Static Water Pressure Reading:** 32 PSI

A reading between 40 - 80 PSI is considered acceptable.

Comments:

**A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order function properly.**

**Sinks:**

Sinks appeared to be functioning as intended.

**Bathtubs/showers:**

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Bathtubs/showers appeared to be functioning as intended.

**Commodes:**

Commodes appeared to be functioning as intended.

**Outside Hose Bibs:**

Hose bibs appeared to be functioning as intended.

**B. Drains, Wastes, Vents**

Comments:

**Water is run down the drains at the time of the inspection, however this cannot simulate the amount of flow that may take place during full occupancy. There may be some blockage of the drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection.**

Appeared to be functioning as intended.

Unable to determine the presence of a floor drain line for the washing machine in the utility closet on the 3rd floor.

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

**Energy Source:** Gas

**Capacity:** 50 Gal.

**Location:** Attic

**Mfg:** State Select

**Mfg. Date:** 07/2005

Comments:

**Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank.**

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**A water heater is equipped with a temperature & pressure relief (TPR) valve, (Temperature and Pressure Relief Valve, a safety valve installed on a hot water storage tank to limit the temperature and pressure of the water) This valve was visually inspected for proper installation. However, due to the likelihood that the valve would not reseal if discharged, these valves are not tested. This is an important safety device that is required by most codes.**

The water heating equipment appeared to be functioning as intended however there were deficiencies as described below.

What appeared to be the TPR Valve drain line does not terminate within 6" to grade. TPR Valve drain lines should terminate within 6" to grade and in a safe location to prevent the possibility of injury in the event the TPR Valve were to discharge.



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**D. Hydro- Massage Therapy Equipment**

Comments:

The Hydro-Massage therapy equipment appeared to be functioning as intended however there were deficiencies as described below.

**GFCI Location:** Outside master commode closet

Access panel is not installed to inspect equipment/plumbing under bath tub.

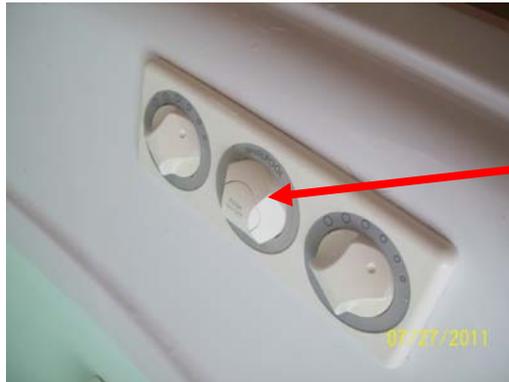
The power button in the tub did not function as intended, the equipment had to be turned on & off using the GFCI receptacle.

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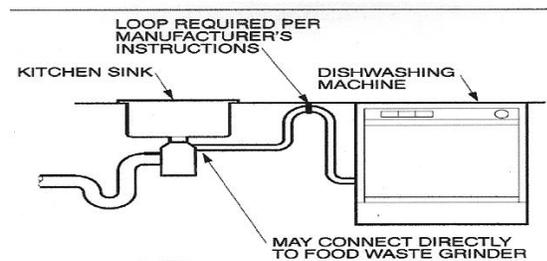
## V. APPLIANCES

### A. Dishwasher

#### Comments:

The dishwasher was operated and allowed to run a complete wash cycle. The unit appeared to be functioning as intended however there were deficiencies as described below.

Air gap in the dishwasher drainpipe is not installed, when installed properly the air gap prevents the potential backflow of contaminants from the disposer back into the dishwasher. The dishwasher drainpipe should be secured to the underside of the counter to create an upside down "U" in the drainpipe.



Dishwasher is not properly secured to the counter.

### B. Food Waste Disposer

#### Comments:

The food waste disposer was operated and appeared to be functioning as intended however there were deficiencies as described below.

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Surface rust was observed on the interior of the disposal.

**C. Range Exhaust Vent**

**Vent Method:** Re-circulating unit integrated with microwave oven

*Comments:*

The range exhaust vent was operated and appeared to be functioning as intended

**D. Ranges, Cook Tops and Ovens**

*Comments:*

**Range:** Gas

The range was operated and appeared to be functioning as intended.

**Oven:** Gas

The oven was turned on to 350 degrees and allowed to cycle through the preheat function, a thermal reading was performed and read 360 degrees, a variance of 25 degrees is considered acceptable.

**E. Microwave Oven**

*Comments:*

The microwave was operated and appeared to be functioning as intended.

**Trash Compactor**

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

*Comments:*

The exhaust vents appeared to be functioning as intended however there were deficiencies as described below.

Exhaust vent pipe in the attic has been crushed and does not allow proper amount of air flow through the vent pipe.

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- G. Garage Door Operators**
- H. Door Bell and Chimes**

Comments:

Door bell/chimes did not function as intended.

The door bell button at the front door is damaged and did not function as intended.



- I. Dryer Vents**

Comments:

**We may not be able to check dry ducts for cleanliness. Dryer duct should be checked/cleaned on a regular basis.**

The dryer vent appeared to be functioning as intended.