PROPERTY INSPECTION REPORT FORM

Sandra Muller	09/06/2023 12:30 pm
Name of Client	*Date of Inspection*
12318 Furrow Cove #A, Austin, TX 78753	
Address of Inspected Property	
Jorge Fuentes	TREC #24946 TDA #0897205
Name of Inspector	*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).

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

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

Type of Building: Condominium

Occupancy: Furnished, Occupied

In Attendance: Owner

Temperature : 100 to 110

Weather Conditions: Clear, Dry, Hot

Deficiency Categories:

While not required by the TREC standards of practice, your inspector places deficiencies into two categories. Items noted as **RED** are considered more significant with prioritization on expense, necessity of repair, and/or potential safety implications. Items noted in **ORANGE** are considered general repairs/homeowner maintenance items falling under the umbrella of commonly noted issues and findings appropriate to the age of the house. These categories are based on the opinion of the inspector, and it is advised you consider the significance of all deficiencies noted in the report as corrective actions and/or repairs.

Occupied property tenants/owners present during inspection:

Property was occupied. Homeowner/tenant were present at time of inspection. Furniture, wall hangings, and floor coverings to include personal possessions and clothing were not moved which limited the inspectors visibility of multiple areas. As a result, some deficiencies may be hidden, or otherwise unseen by inspector.

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 Grade

Comments:

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement. NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted

Foundation opinion: Seasonal differential movement: The foundation appears to be adequately supporting the structure at time of inspection. As detailed in subsequent sections of this report: there is evidence of structural movement. The movement appears to be correlated to long term differential movement due to naturally occurring changes/shifting in the soil under or around the house that occurs with changing seasonal/environmental conditions.

1: Underpinning

⛔General Repairs/Maintenance

Concrete mortar/underpinning chipped/cracked at various locations.

Underpinning damaged - front exterior

Responsibility of HOA

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet

Grading performing as intended:

I observed no problems with the grading at time of inspection.

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I	NI	NP	D

1: No splash blocks

General Repairs/Maintenance

Missing splash blocks were observed at one or more gutter downspout locations. Splash blocks should be installed to help direct drainage away from the foundation and to prevent soil erosion in those areas.

Missing splash block - rear gutter down spout

There is one, but it's moved when landscapers mow to protect it.

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

Type of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Roof Level, Ladder at Eaves, Ground

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingles or tiles and inspection of fastening systems at shingle tabs are not inspected as this could damage the shingle.

Photos - Average roof condition photos (See below photos):

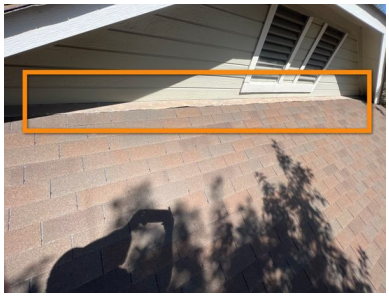
1: Exposed nail heads

General Repairs/Maintenance

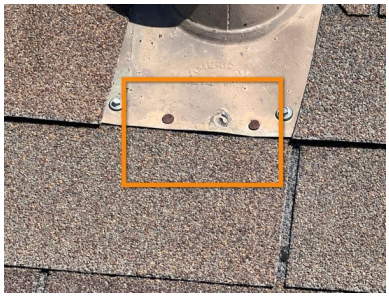
Nail/screw heads are exposed and missing roofing sealant. – Make sure flashing at various plumbing vent stacks, exhaust vents, Wall and or chimney flashing and roofing fasteners on the ridge caps are sealed. Roofing sealant can protect against moisture intrusion. Water running down the roof can seep in around the nails/screws into the roof decking, attic and or interior space causing damage. NOTE: Do not use a (Silicon) based caulk. Use only a roofing sealant/mastic.

Responsibility of HOA

Has been turned in



Exposed nail heads at multiple locations throughout rooftop



Exposed nail heads at multiple locations throughout rooftop

Exposed nail heads at multiple locations throughout rooftop

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2: Starter Course

⚠Priority items or Safety concerns

The "starter course" (first course of shingle) is improperly installed around the perimeter of the roof. This course should be installed so that a bead of roofing adhesive (tar) glues down the first visible course to prevent wind damage. This is a common installation error.

Starter course improrly installed at roof perimeter

Responsibility of HOA has been turned in

3: Torn/Missing shingles

⚠Priority items or Safety concerns

Torn/damaged/missing shingle/s observed at time of inspection. Repair is advised.

Loose torn shingles - roof ridge

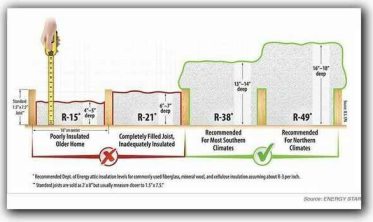
Loose/ torn shingles - roof ridge

Responsibility of HOA has been turned in

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

Viewed From: Inside attic, Access limited

Approximate Average Depth of Insulation: 14 to 16 inches blown fiberglass insulation



Comments:

Only areas of the attic determined accessible by the inspector are inspected

Performing as intended:

At the time of the inspection, the attic framing structures and their bracing components appear stable and performing as intended. No evidence of active roof leakage was visible from readily accessible parts of the attic during inspection.

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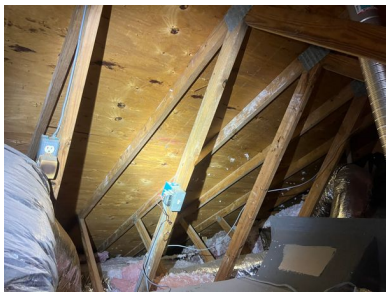
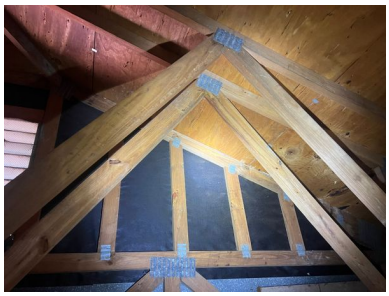
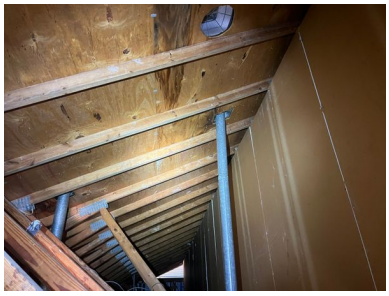
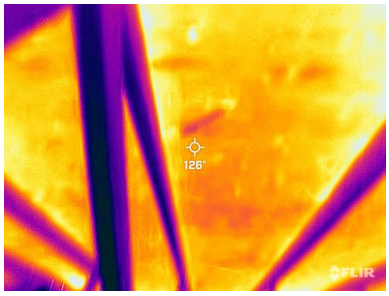
Photos - Roof structure and Thermals (See below photos):

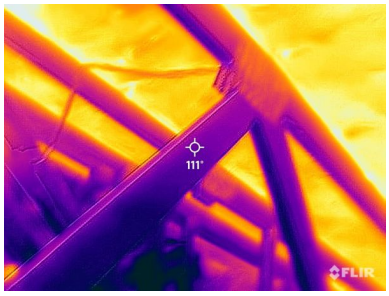
Blown in R38

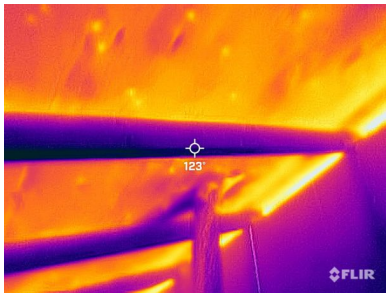


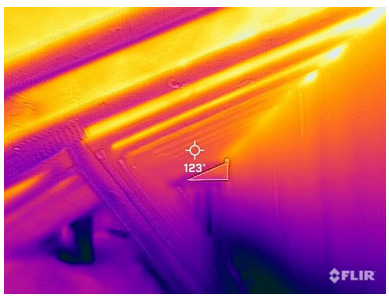












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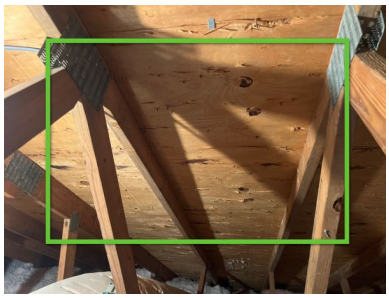
Radiant barrier decking not observed :
Radiant barrier/sheathing was not observed at roof decking. Often, supply shortages have made it difficult for builders to acquire during the construction timeframe. As radiant barrier is currently a common practice among builders, and often required to achieve set energy standards, we recommend checking with builder to see if additional insulation or other mitigating factors were were employed during construction.


No radiant barrier observed at roof decking

Preventative pest control maintenance:
During the inspection, no evidence or signs of rodent presence were found in the attic area. However, rodents can enter the attic space at any time. Female mice have a gestational cycle of 19-21 days and can give birth to a litter of 6 to 12 mice. A typical female mouse can give birth to 5-10 litters per year. Proper homeowner maintenance and preventative measures are necessary for any home. We recommend having a pest control service in place before closing on the property.

1: Rodent damage at frieze boards
General Repairs/Maintenance
There appears to be rodent damage to frieze boards at one or more locations. Repair/replace as desired.


Rodent damage at frieze boards - front roof

2: Rodent Activity
General Repairs/Maintenance
Rodent tunnels and/or droppings were observed in the attic at one or more locations. Recommend getting on routine pest control

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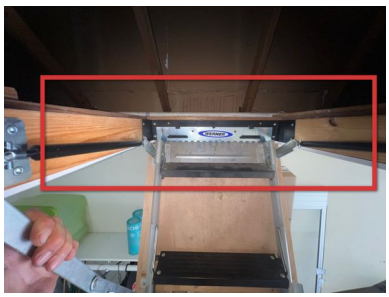
I	NI	NP	D

3: Ladder frame missing nails

⚠Priority items or Safety concerns

Attic access ladder - Framing installed with screws which do not have adequate strength, instead of 16 D nails or 1/4" X 3" Lag screws - Also the pivot arm brackets are missing 16d nails or 1/4" X 3" Lag screws. "3 on each side plus 2 in the pivot arm and 3 nails on each end = a minimum of 16 anchors" - as recommended by many folding ladder manufacturers - This is a safety issue.



Missing 16D nails at attic ladder assembly - garage

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

Comments:

Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover or **inspect for any issues that are considered to be environmental.** Such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses unless otherwise stated.

Siding Material: Brick, Cement Board, Wood, Wood Byproducts

Interior wall materials: Textured Drywall Finished With Paint

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I	NI	NP	D

1: Caulk Maintenance

General Repairs/Maintenance

Routine Maintenance - The deteriorated caulk joints between the exterior cladding/veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, etc with an exterior grade elastomeric sealant (caulking) to prevent wind driven rain/moisture from entering behind the exterior veneers, doors, windows and other wall penetrations.

Responsibility of HOA has been turned in

Caulk and seal needed - multiple locations

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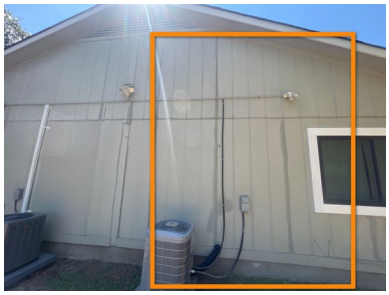
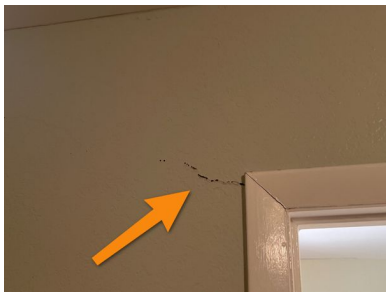


Caulk and seal needed - multiple locations

2: Sheetrock Common Cracks

General Repairs/Maintenance

Wallboard/sheetrock has cracks at seam(s) in various locations. In most cases this occurs from normal settling/shifting of the structure and/or thermal expansion. Caulk and paint where needed (Homeowner Maintenance items)



Sheetrock crack - master bedroom

Drywall repaired Sept 2023

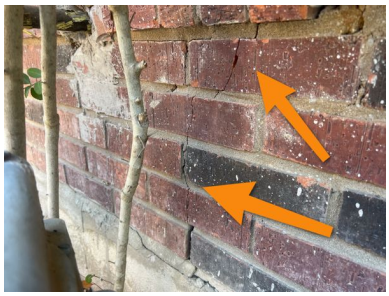
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

3: Exterior Walls Common Mortar/cracks

General Repairs/Maintenance

Brick/stone mortar is cracked at various locations. In most cases this occurs due to normal settling/shifting of the structure and/or thermal expansion. Point up mortar where needed to prevent moisture penetration.



Left exterior brick/mortar crack at exterior wall

Responsibility of HOA

4: Damaged lap siding

Priority items or Safety concerns

Damaged lap siding - left exterior wall

Responsibility of HOA

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. This is not a cosmetic inspection. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance. Note: If Ceilings have recently been painted. This can mask or cover up defects.

Flooring Materials: Tile, Carpet

Ceiling Materials: Drywall Smooth/textured

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I	NI	NP	D

Repaired & painted Sept 2023

1: Ceiling Sheetrock Cracks

General Repairs/Maintenance

Cracks observed at sheet rock seam and ceiling/wall at various locations. In most cases this occurs from settling and shifting of the house.

Ceiling Sheetrock crack - garage hallway

Ceiling Sheetrock cracks - hall bathroom

Ceiling Sheetrock cracks - master bedroom

Ceiling Sheetrock cracks - draining room

Ceiling Sheetrock cracks - kitchen

Ceiling Sheetrock cracks - guest bedroom

2: Peeling tape joints

General Repairs/Maintenance

Peeling tape joints observed on the ceilings/walls in garage. This typically occurs due to absorption of humidity in an unconditioned space. Repair as desired.

Peeling tape joints - garage ceiling

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

Comments:

Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

All doors opened, closed and latched properly on day of inspection.:

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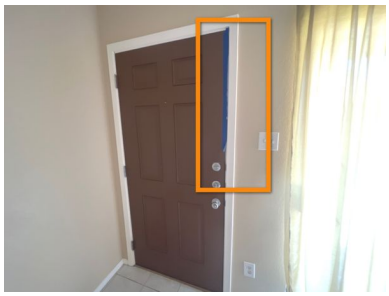
I	NI	NP	D

1: Noticeable gap at door and door frame

General Repairs/Maintenance

One or more gaps were observed and could result in energy loss. Recommend adjustment.

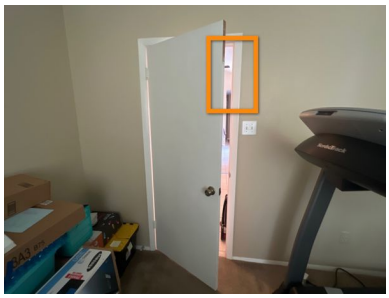


Noticeable gap - front door

2: Doors not closing properly (rubbing)

General Repairs/Maintenance

Some doors were observed to be sticking, not closing properly, out-of-level (ghosting), or missing and/or non-functional hardware.



Door rubs frame - guest bedroom entry

Repaired Sept 2023

3: Garage door not self closing

Priority items or Safety concerns

Self closing hinges at garage door have not been properly set/installed - These are recommended anytime garages have gas fired appliances or store any type of harmful liquids that could potentially spill and cause inhalation hazards. Cars also pose a threat due to the emissions of CO2 they emit through their engine exhaust.

Garage/home entry door not self closing

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I	NI	NP	D

☒ ☐ ☐ ☒ **H. Windows**

Comments:
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. Complete inspection is not possible due to light conditions, installed screens, dirt on surfaces or rain at time of inspection. Therefore windows listed as observed at time of inspection only and no warranty is implied, or given. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.

Type of Windows: single pane windows, double pane thermal windows

1: Cracked/Deteriorated Caulking

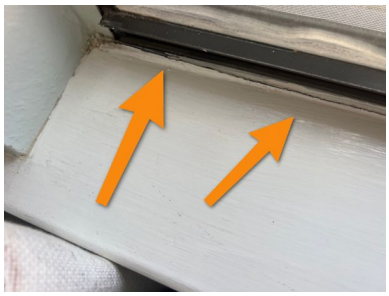
Responsibility of HOA

General Repairs/Maintenance

Cracks/Voids in caulk sealant around window frames. Recommend re-caulking various windows inside and out to help prevent window condensation/penetration.

Caulk and seal needed - multiple exterior windows

Caulk and seal needed - multiple exterior windows



Caulk and seal needed at multiple interior windows

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

Comments:

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

Comments:
The interior chimney structure is not visible and as such could not be inspected. No fire place is operated by open flame methods (striking match or using lighter).

Location: Living Area

Type of fire place: Prefabricated - With natural Gas present

Fireplace observed working as intended:
All accessible components were found to be performing and in satisfactory condition at the time of the inspection.

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I	NI	NP	D

Fireplaces - Photo(s):

Living room fireplace - Working as Intended

Fireplace dampner - Working as Intended

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

Comments:

This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

No deficiencies observed at time of inspection:

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Comments:
This inspection covers the service entrance wiring, electrical panels and subpanels.

Location of Main Panel: Exterior of home, Left

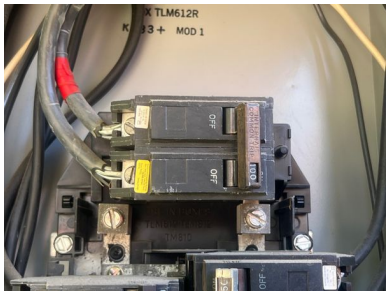
Location of Sub Panel(s): Garage

Service Entrance Type: Underground, Aluminum

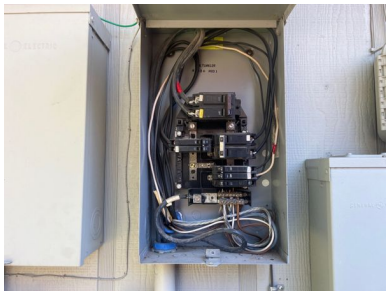
Main Breaker rating: 100

Arc fault protection devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction -
Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

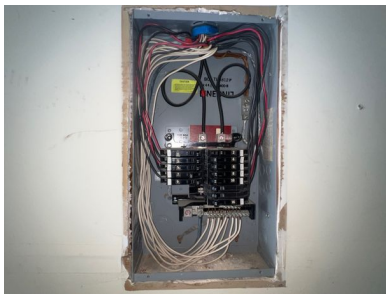
Photos - Electrical panels uncovered and thermal images (See below photos):



100 amp service, aluminum


Main panel - left exterior

Main panel


Sub panel - no AFCIs present - garage

Sub panel

No surge protection observed at service entrance panel(s):
Surge protection observed missing at main/service panel. Industry standards as of 2020 require surge protection be installed on all new and replaced electrical systems for dwelling units. This code may not be applicable in all jurisdictions.

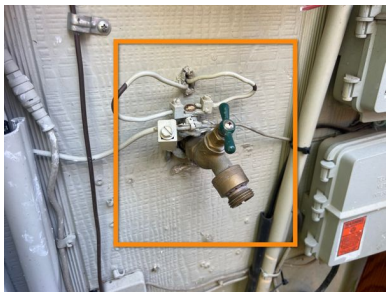
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

1: Unable to verify panel grounding

General Repairs/Maintenance

The service panel grounding conductor was not visually observed at the cold water supply or ground rod. The exact grounding termination point was undetermined at the time of the inspection

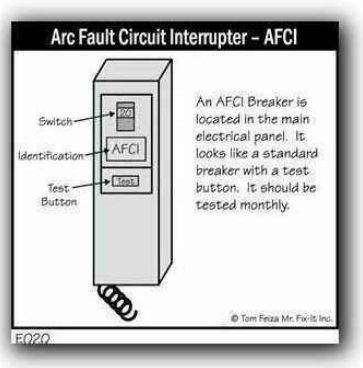


PEX line present - Could not verify bonding at left exterior hose bib

2: No AFCI

General Repairs/Maintenance

No ARC fault breakers {AFCI} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. AFCI breakers provide fire protection by opening the circuit when an arcing fault is detected. The construction of this house predates this standard and there is no requirement to add this equipment.



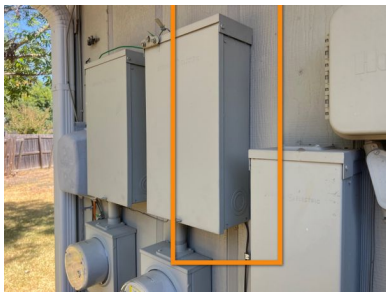
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

3: Caulk Electrical panels at wall

General Repairs/Maintenance

Gaps wider than {1/8"} around the service panels and mechanical secondary shut offs should be sealed to prevent moisture penetration.



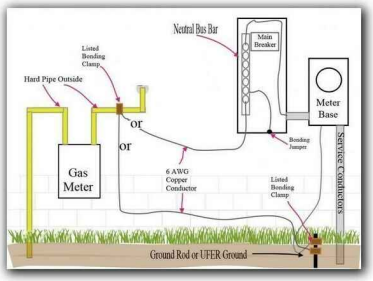
Caulk and seal needed - electrical panels - left exterior wall

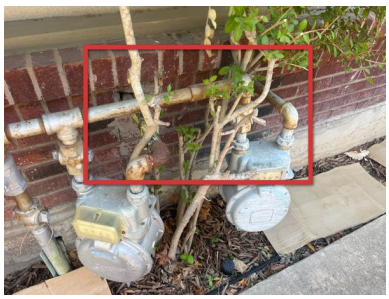
---

4: Gas piping not bonded (Metal Gas Pipe)

Priority items or Safety concerns

The gas piping system is not bonded to the grounding electrode system. Where metal piping servicing the house is capable of being energized, it should be bonded to the grounding electrode system. This is reflected in the 2012 International Residential Building Code as follows: E3609.7 Bonding other metal piping. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding conductor(s) or jumper(s) shall be sized in accordance with Table E3908.12 using the rating of the circuit capable of energizing the piping. The equipment grounding conductor for the circuit that is capable of energizing the piping shall be permitted to serve as the bonding means. The points of attachment of the bonding jumper(s) shall be accessible.





Gas piping not bonded - left exterior gas meter

Repaired Oct 2023

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

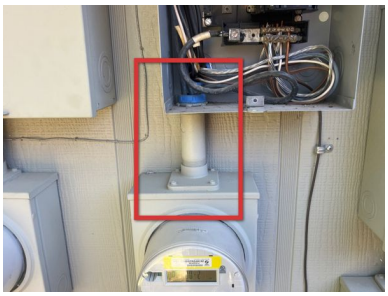
I	NI	NP	D

5: Metal Raceway

⚠Priority items or Safety concerns

Metal raceway conduit between main panel and meter box is not bonded.

Raceway bonding clamp example

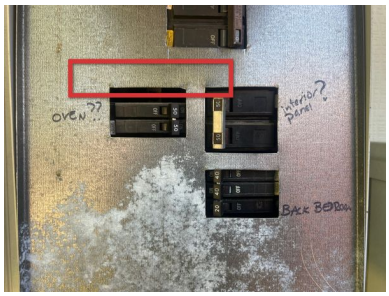


Metal raceway not bonded - left exterior main panel

6: Open breaker slots

⚠Priority items or Safety concerns

There are open breaker slots in the panel which presents a Safety Hazard.



Open breaker slot - main panel

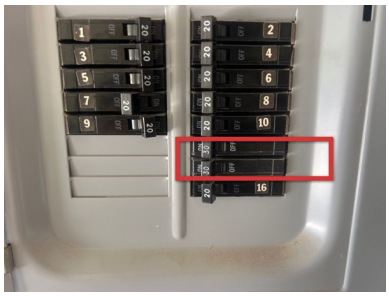
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

7: Dryer breaker was not observed to be GFCI protected

Priority items or Safety concerns

Dryer receptacle/breaker observed to lack ground fault circuit interrupter (GFCI) protection. Under current electrical standards, dryer receptacles should have GFCI protection.



Dryer not GFCI protected - sub panel

8: No surge protection observed at entrance panel(s)

General Repairs/Maintenance

Surge protection observed missing at main/service panel. Industry standards as of 2020 require surge protection be installed on all new and replaced electrical systems for dwelling units. This code may not be applicable in all jurisdictions. (Verify) check with builder/electrician.

9: Missing screw at dead front panel

General Repairs/Maintenance

Missing screw to secure dead front at main panel.

Missing screw at dead front - main panel

Repaired Oct 2023

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

Type of Wiring: Copper

Comments:

The inspector will report as deficient the lack of ground fault circuit protection where required. Only accessible outlets that do not require moving homeowner storage or unplugging devices are tested. Outdoor lighting a.k.a. landscaping lighting is not part of this inspection per TREC SOP. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless labeled so at the electrical panel. Today's building standards require all smoke detectors to be hardwired with battery backup, interconnected, and in all bedrooms and adjoining halls. Property conditions change with time and use. These changes and or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.

Smoke Alarms Present: Partial (See Deficiencies)

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

I	NI	NP	D

Carbon Monoxide Alarm: Partial (See Deficiencies)

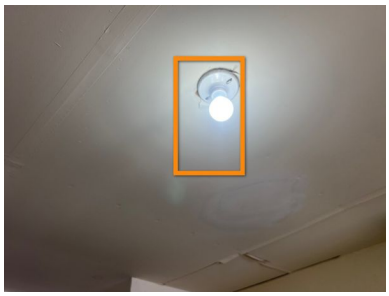
Tamper resistant receptacles observed?: No -

Receptacles less than 5 1/2' above the floor are required to be tamper resistant to meet current standards

1: Light globe missing/damaged

General Repairs/Maintenance

Light globe/lens (diffusers) cover missing and/or damaged. Under todays regulations all light bulbs in closets/attics should be protected. Recommend upgrading for your safety.



Missing protective globe - garage light fixture

Repaired Sept 2023

2: Not Water Proof

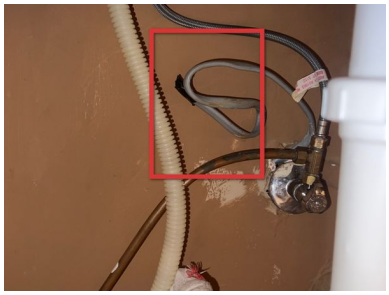
General Repairs/Maintenance

The ceiling mounted lighting fixtures in the bathroom{s} shower areas are not rated for high humidity and/or wet locations.

3: Exposed Ends & Splices (improperly terminated)

Priority items or Safety concerns

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.



Improperly spliced/terminated wiring - under kit sink cabinet Sub Panel

Repaired Oct 2023

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

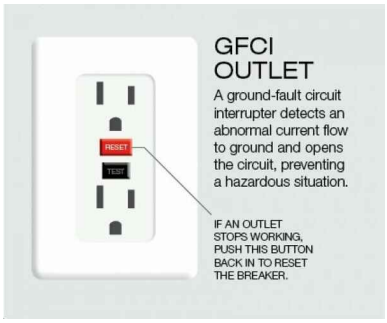
I	NI	NP	D

4: GFCI Missing at required locations

⚠Priority items or Safety concerns

Repaired Oct 2023

Section 210.8(B)(A) GFCI protection requirements. GFCI plugs are missing in one or more locations. GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen and within 6' of water basins. All 125-volt through 250-volt receptacles (IE.cloths dryer) installed in the locations specified in 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.



GFCI plug receptical


GFCIs missing in garage


GFCI missing in attic

5: Smoke alarms missing in required areas

⚠Priority items or Safety concerns

Installed

There are no smoke alarms in one or more required areas. Smoke alarms should be installed in accordance with current standards, as follows: 2012 International Residential Code R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. master bedroom

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

I	NI	NP	D

6: Missing CO alarms

⚠Priority items or Safety concerns

Installed

There are missing carbon monoxide alarms in the home. Carbon monoxide alarms should be installed in accordance with current standards, as follows: 2009 International Residential Code R315.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist. 1. The dwelling unit contains a fuel- fired appliance. 2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything from clothes dryers, water heaters, and ovens to ranges, a fire-burning fireplace, or a car left running in a closed garage. Master bedroom hallway

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

I	NI	NP	D

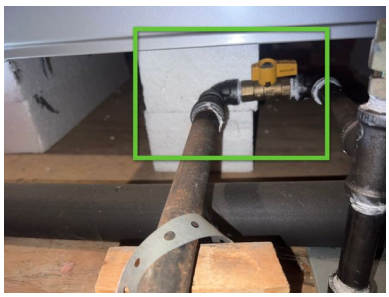
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Central
Energy Sources: Natural Gas
Comments:
This inspection covers the gas and electric heating systems.

Mechanical Equipment Locations: attic
Number of units: 1
Gas valve(s): Present
The heating equipment appeared to operate as intended at time of inspection.:
Photos - Equipment and operation photos (See below photos):


Attic furnace unit


Gas shut off valve - attic furnace unit


111° average heat at interior registers

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Central - Air Conditioner
Comments:
The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

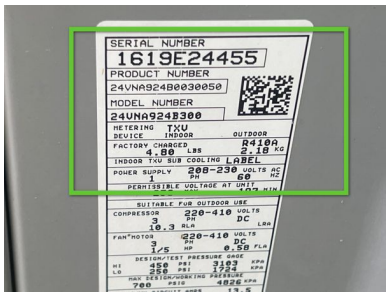
Number of units: 1
Temperature Differential: house, 20
Year(s) manufactured: 2019, 2018
Refrigerant used: R410A
Filter Locations: At the return air vents
HVAC Filter Sizes: 10 x 30”
HVAC Filter Width: 1 inch
Recommended maintenance :
Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on all HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

The cooling system appeared to be operating as intended at the time of the inspection.:

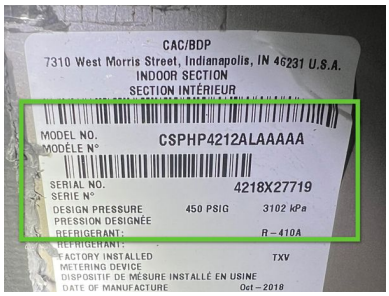
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Photos - Manufacturer's Tags and Equipment (See below photos):



Rear exterior HVAC unit manufactured in 2019



Attic HVAC unit manufactured in 2018

78° at return - 20° differential

58° average at interior registers

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

Comments:

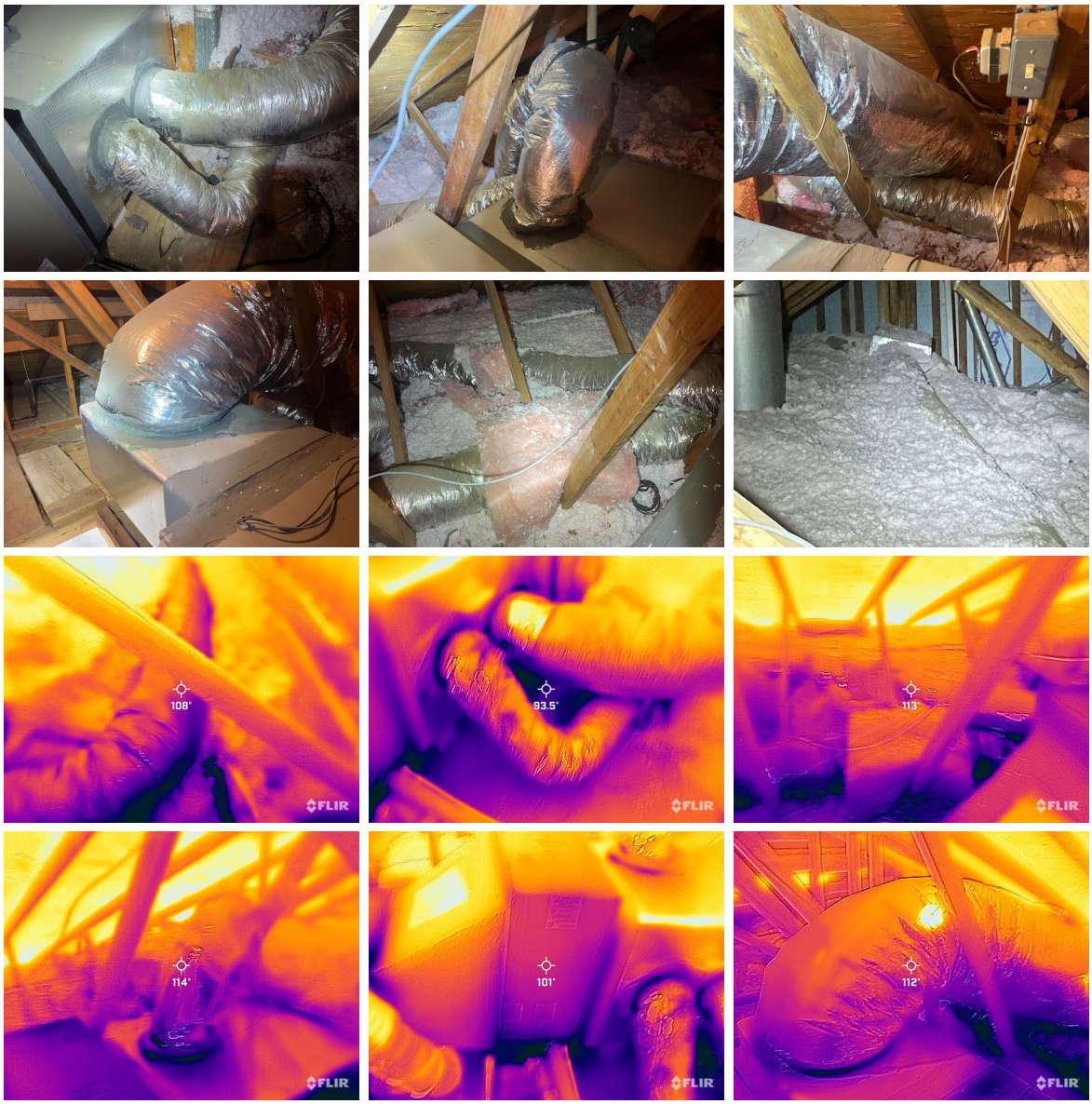
This inspection covers the condition of the visible ducts, vents, fans and filters. Supply air is checked at various registers for temperature consistency. This inspection does not cover or **inspect for any issues that are considered to be environmental. Such as, but not limited to, mold, mildew or funguses** that are commonly found in heating and ventilation systems due to constant change in humidity levels during HVAC system use.

Ductwork observed intact and in working order. The supply air temperature was measured at the various registers throughout the house. The temperature was consistent from room to room, indicating adequate air distribution. Additionally, the air ducts were observed from the attic and appeared to be serviceable and properly installed. :

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

I	NI	NP	D

Photos - Ducts and Thermal Images Taken During Operation (See below photos):



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

I	NI	NP	D

IV. PLUMBING SYSTEMS

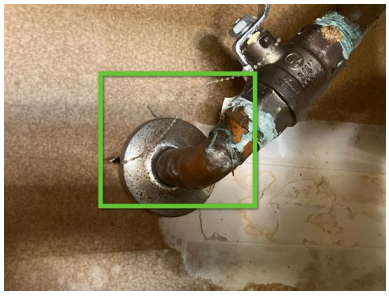
☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Location of Water Meter: Front, Right, Near the street

Location of Main Water Supply Valve : Near Water meter

Static water pressure reading: 55-60 - The static water pressure should be between 40 and 80 PSI for the best performance.

Type of Supply piping material: Unable to determine based on visual accessibility, Copper



Copper water lines visible - garage

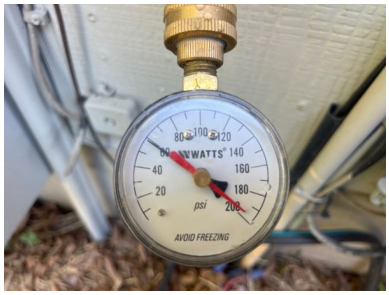
Comments:

This inspection covers the type and condition of all accessible and visible water supply components at the structure inspected. This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes. The inspection also does not include water wells, water-conditioning systems, solar water heating systems, fire suppression systems, freestanding appliances, and the quality of any water supply are excluded from inspection. Clothes washing machine and icemaker stop valves are not tested. Shower pans are filled for approximately 10 minutes and observed for leaks during inspection. Client should be made aware that a complete inspection of the gas, waste and water supply piping using video cameras, hydrostatic and supply line testing will reduce risk as underground plumbing repairs are expensive.

Adequate Pressure at all fixtures:

All water faucets were inspected and had adequate pressure at time of inspection.

Photo - Static Water Pressure Verification (See below photo):



Static water pressure approximately 58 psi

No pressure reducing valve (PRV):

No pressure reducing valve (PRV) observed at time of inspection. Secondary valve box/PRV near HSO (homeowner shut off) not observed and may be either not present or potentially buried. Installation of PRVs is common practice on new construction within municipalities. Verify with builder if present and/or install valve box for PRV.

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

I	NI	NP	D

1: Cracked Surrounds

Priority items or Safety concerns

Cracks/voids in grout/caulk, at bathtub/shower surround(s) and base(s) observed. Recommend re-grouting/sealing to prevent moisture intrusion. It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non visible areas, such as behind wall coverings.

Cracked tile surrounds - guest bathroom

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

Type of Drain Piping Material: PVC

Comments:

The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems.

Main cleanout location: N/A not visible

All basins were flash drained:

All basins, tubs and pans were flash drained at time of inspection. The drains wastes and vents appeared to operate as intended and proper drainage was observed at the time of the inspection unless otherwise noted in this report.

All basins, tubs and pans were flash drained at time of inspection.

All basins, tubs and pans were flash drained at time of inspection.

All basins, tubs and pans were flash drained at time of inspection.

1: Could not locate main sewer clean out

General Repairs/Maintenance

Recommend inquiring with owner/builder

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

Energy Sources: Gas

Capacity: 40

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

I	NI	NP	D

Comments:

Number of units: One

Years Manufactured appears to be: 2014

Average Water Temperature at all fixtures: 110-120

Water heater life expectancy:
Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.

The water heater(s) and its components were found to be performing and in satisfactory condition at the time of the inspection.:

Photos - Water Heater ID tag, Unit photos, and Water Temperature:

Garage water heater unit manufactured in 2014, 40 gallon


Garage water heater unit


Garage water heater unit

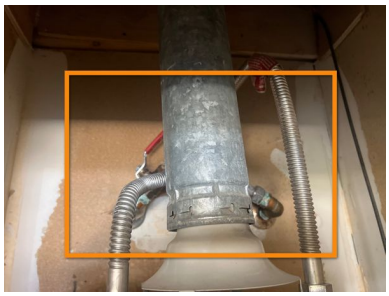

Garage water heater unit

111° average hot water at all faucets

1: Hot and cold plumbing to water heater/s is not insulated

General Repairs/Maintenance

Recommend correcting to increase efficiency


Water lines not insulated at garage water heater unit

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

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

I	NI	NP	D

Comments:

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

Location of Gas Meter: Left Exterior Wall

Type of Gas Distribution Piping Material: Black steel & CSST

Comments:

All accessible/visible components of the gas distribution systems and gas appliances are inspected.

The gas distribution system was found to be working and in satisfactory condition with no leaks observed at time of the inspection.:

Gas meter - left exterior wall

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

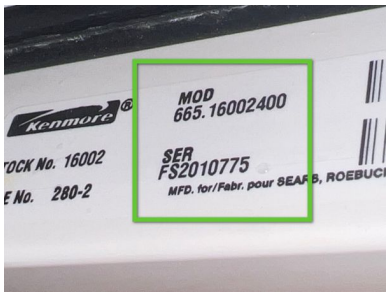
Comments:
The inspection of the dishwasher covers the door gasket, control knobs, and visible interior components to include the dish tray, rollers, spray arms, and the soap dispenser. Rust, hard water and calcium build up alone are not deficient unless determined by the inspector to be uncommon to the age of the unit, or detrimental to routine operation.

Back Flow Prevention: Air Gap

Dishwasher was observed working as intended:
Dishwasher operated normally and the soap dish cover opened correctly. Dishwasher was run on normal wash with heated drying and no operational problems were noted on day of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.

Photo(s) - Manufacturer ID tag, Operation photo (See below photos):


Dishwasher - Working as Intended



MFG. Data Plate

☐ ☐ ☒ ☐ **B. Food Waste Disposers**

Comments:

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

Comments:

Range Exhaust Termination: Recirculates

The range/vent hood exhaust was working as intended at time of inspection.:

Photo(s) - Vent hood:


Range hood - Working as Intended

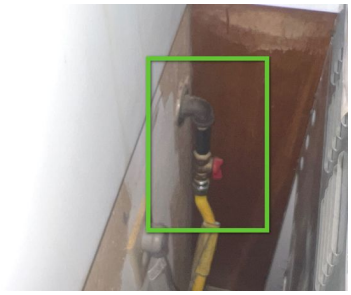
☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

Comments:

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

I	NI	NP	D

Type of cook top: Gas
Type of oven: Gas
Gas shut-off valve: Present, Behind oven
The oven was tested at 350: The oven tested at 325-350 degrees - The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.
The oven and cook top appeared to operate as intended at the time of the inspection.:
Photo(s) - Manufacturer ID tag, Operation photos, and Shut off (See below photos):

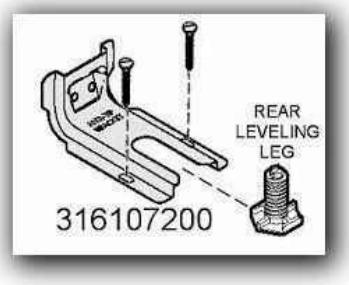

Gas shut off valve - behind stove


All burners working as intended

345°

MFG. Data Plate

1: No anti-tip device installed
General Repairs/Maintenance
The anti-tip device is missing or non-functional for the oven/range. It is recommended that one be installed for safety.




Missing anti tip device - stove

☐ ☐ ☒ ☐ **E. Microwave Ovens**
Comments:
Microwave is a countertop unit and was not inspected :

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

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

I	NI	NP	D

Comments:

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

Garage door/s was operational:

Garage door opener/s present at time of inspection - Safety features observed working as intended. The reversing function was tested blocking the electric eye sensors and by blocking the door on the down cycle with both arms outstretched "approximately 10 - 12 Lbs resistance pressure" This is called the "Forced reversing test" And the Manual Reversing Test/Anti entrapment. Where you place a 1-1/2" high (3.8 cm) high object (or a 2x4 12" long laid flat) on the floor at the bottom of where the garage door closes. The Manual Reversing test is a Safety issue to help prevent entrapment of small children, animals, Etc.

Photo(s) - Equipment operation photo:

Garage door and opener - Working as Intended

1: Will not close if button released

⛔General Repairs/Maintenance

The garage door opener would not close unless the button was held down. This usually indicates a fault in one of the safety features on the unit. Further evaluation and/or repair is advised.

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

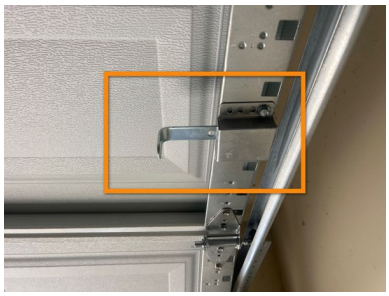
I	NI	NP	D

2: Manual door lock not disabled

General Repairs/Maintenance

The overhead door lock should be disabled because there is an automatic garage door operator in place. This will help prevent accidentally activating the automatic opener when the door is locked, which may result in damage to the door and/or the automatic operator.

Disabled lock example


Manual lock not disabled - garage door

Repaired

3: Forced reversing test failed

Priority items or Safety concerns

The garage door operator did not auto reverse when pressure was applied to the bottom of the door. This may indicate the sensitivity of the mechanism needs adjustment.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

No deficiencies observed: