

East Texas

HOME INSPECTION & PEST CONTROL

Serving East Texas Since 1996

Inspected By: Collin Bryant
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This Professional Inspection Report Has Been Prepared Exclusively For:

**Danielle Gumapac
6 Parkway Plaza
Lufkin, TX 75904
November 3, 2022**

“One Call Inspects All”

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Scope of Inspection

- (1) These standards of practice apply when a professional inspector or real estate inspector who is licensed under this chapter accepts employment to perform a real estate inspection for a prospective buyer or seller of real property.
- (2) These standards of practice define the minimum requirements for a real estate inspection conducted on a one to four family unit that is substantially completed. Substantially completed means the stage of construction when a new building, addition, improvement, or alteration to an existing building can be occupied or used for its intended purpose.
- (3) For the purposes of these standards of practice a real estate inspection:
 - (A) is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection;
 - (B) is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector; and
 - (C) requires the use of reasonable and appropriate tools to satisfy the requirements of the standards of practice.

General Limitations

The inspector is not required to:

- (1) inspect:
 - (A) items other than those listed within these standards of practice;
 - (B) elevators;
 - (C) detached buildings, decks, docks, fences, waterfront structures, or related equipment;
 - (D) anything buried, hidden, latent, or concealed;
 - (E) sub-surface drainage systems;

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- (F) automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
 - (G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;
- (2) report:
- (A) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (B) cosmetic or aesthetic conditions; or
 - (C) wear and tear from ordinary use;
- (3) determine:
- (A) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (B) the presence, absence, or risk of:
 - (i) asbestos;
 - (ii) lead-based paint;
 - (iii) mold, mildew;
 - (iv) corrosive or contaminated drywall "Chinese Drywall"; or
 - (v) any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
 - (C) types of wood or preservative treatment and fastener compatibility;
 - (D) the cause or source of a condition;
 - (E) the cause or effect of deficiencies; or
 - (F) any of the following issues concerning a system or component:
 - (i) insurability or warrantability;
 - (ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;
 - (iii) recalls, counterfeit products, or product lawsuits;
 - (iv) life expectancy or age;
 - (v) energy efficiency, vapor barriers, or thermostatic performance;
 - (vi) compliance with any code, listing, testing or protocol authority;
 - (vii) utility sources; or
 - (viii) manufacturer or regulatory requirements, except as specifically required by these standards;
- (4) anticipate future events or conditions, including but not limited to:
- (A) decay, deterioration, or damage that may occur after the inspection;
 - (B) deficiencies from abuse, misuse or lack of use;
 - (C) changes in performance of any component or system due to changes in use or occupancy;
 - (D) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (E) common household accidents, personal injury, or death;
 - (F) the presence of water penetrations; or
 - (G) future performance of any item;
- (5) operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (6) designate conditions as safe;
- (7) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (8) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (9) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (10) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (11) operate recirculation or sump pumps;
- (12) remedy conditions preventing inspection of any item;
- (13) apply open flame or light a pilot to operate any appliance;
- (14) turn on decommissioned equipment, systems or utility services; or
- (15) provide repair cost estimates, recommendations, or re-inspection services.

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The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

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

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

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

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term various will be used but when seven or more like deficiencies are found the term multiple will be used. This eliminates the exhaustive reporting of like defects.

Inspection: Time In 2:00 pm Time Out 4:00 pm

Property Was (at the time of inspection): Occupied

Building Orientation (for the purpose of this report - front faces) Southwest

Parties Present (during the inspection): Buyer

Weather Conditions (during inspection): Cloudy

Outside Temperature (during inspection): 80 Degrees

Direction



Weather



BN - The property was occupied at the time of the inspection. When a property is occupied, fully or partially, there are areas of the structure may have been obstructed or blocked from the view of the inspector. These areas, if any, could not be fully evaluated. The areas that were obstructed and could not be fully evaluated may be but are not limited to interior walls, floors, windows, doors, cabinetry, electrical outlets, switches, light fixtures, supply lines, drain lines, gas lines, smoke alarms, carbon monoxide alarms, mechanical equipment.

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Abbreviation Explanation

NI - Not Inspected (When the inspector cannot operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components, or a portion of the accessible systems or components, and report observed deficiencies as specified by the standards of practice.)

BN - Buyer's Note (Statements in the inspection report that explain, define, expound, give understanding, or advise.

TL - TREC General Limitations (These limitations define what the inspector is not required to evaluate per the Standards of Practice and Scope of the Inspection)

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This report contains representative pictures of certain deficiencies identified during the inspection. Additional photos, if any, can be viewed in the PHOTO SUMMARY.

Whenever a defect or deficiency of any kind is noted in a system, any part, or item of this structure, we recommend that a qualified, licensed and certified specialist or technician to inspect, repair and service the entire system or part. Sometimes noted defects and deficiencies are symptoms of other and sometimes more serious conditions and defects.

If other built in appliance are located in this structure such as but may not limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers or any other type of Appliances such as but may not limited to Washers, Dryers, Refrigerators, Freezers or any other like appliances, are not included with this inspection unless specifically requested and noted.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Monolithic Slab

Comments:

Opinion as to the performance of the foundation:

On 11/03/2022 at 9:00 am and in the opinion of inspector Collin Bryant the foundation appeared to be performing as designed at the time of inspection.

I did not observe visible evidence that I would consider as being indications of movement and settlement. The areas observed to have minor visual indications of movement were the interior walls and exterior walls.

Evidence of minor differential deflection was noted on the structure. An effort should be made to maintain even moisture content in the soils surrounding the foundation.

The following observations, deficiencies, and exceptions, if any, associated with the foundation that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional foundation specialist to further evaluate and repair these areas.



NI - There was high soil around the structure in various areas. This obstructs the inspectors view of the foundation wall in these areas. If and when the soil is pulled back, deficiencies may be noticed that could not be seen during the inspection due to the high soil obstructing the inspectors view.



BN - Common hairline cracks, generally referred to as spider cracks, were noted on the floor of the garage. These are cosmetic in nature and are not considered a major concern.

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BN - Small cracks were detected on the corners of the concrete slab on grade foundation. These cracks are common in “post-tension” foundations or other type of slab foundations. Expansion properties in the brick veneer can also cause these cosmetic blemishes.

BN - Visible evidence of previous foundation repairs was noted on the structure. I recommend that the buyer reviews all paperwork about these repairs and any warranty information that may exist. There are visual indications of more than normal movement noted in various areas of the structure. I did not evaluate the property prior to the foundation work being conducted; therefore, an opinion as to when these visual movement indicators happened cannot be determined. If you have any concerns about the foundation, I recommend you contact a licensed foundation company or structural engineer for further evaluation.

BN - These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on 11/03/2022 .

BN - This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

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

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

B. Grading and Drainage

Comments:

The drainage and grading appeared to be in fair condition on the day of the inspection

The following observations, deficiencies, and exceptions, if any, associated with the drainage and grading that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to further evaluate and repair these areas.

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Wood is in contact with ground around the structure in one or more areas. It is recommended that these areas be observed for wood destroying insect (i.e. Termites) and when possible remove any wood to ground contact.



Soil levels against the exterior grade beam were noted to be too high. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 6 inches of clearance. Wood siding houses should have more clearance.



Moisture stains were noted on the gutters at the seams. This is an indication of a leak in the gutter in these areas. I recommend monitoring these areas for leaks.



BN - Termite baiting stations were noted around the structure.

TL - The inspector is not required to: (A) inspect flatwork or detention / retention pond (except as related to slope and drainage); (B) determine area hydrology or the presence or underground water; (C) or determine the efficiency or performance of underground or surface drainage systems.

C. Roof Covering Materials

Type of Roof Covering: Composition

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Viewed From: Walked the Roof

Comments:

Type of Roof Decking: Plywood - Solid Sheathing

Visible Evidence of Water Penetration: Yes No

Visible Evidence of Previous Repairs: Yes No



This structure has a 25-30 year composition type roof covering and is estimated to be in the top third of its life. The roof was inspected by walking the roof. Portions of the roof being inspected from inside the attic space. The roof fasteners appear to be installed and fastened properly.

The roof covering materials appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the roof covering materials that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to further evaluate and repair these areas.



Tree branches impinging roof line can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.



There is a fungal type growth on the roof surface. This growth appears to have come from the tree limbs overhanging the roof. I recommend having the roof cleaned by a qualified roof professional.



Nail pops and exposed nail heads should be properly fastened and sealed

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to help prevent moisture intrusion.



The composition roofing material has experienced some granular loss in various locations throughout the roof.



Damaged plumbing vents were observed in two or more areas. This could allow moisture to penetrate the structure.



Moisture stains were observed on the decking in one or more areas. These stains were not able to be tested with a moisture meter. Recommend closely monitoring these areas for any signs of future moisture.



Damaged roof decking was observed in one or more areas.

BN - The performance of this roof is subjective and is sometimes difficult for two individuals to agree on the life of a roof. Consulting a qualified roofing specialist may help you to better understand the roof conditions. Asking your roof specialist to create a roof maintenance schedule for your roof will assist in minimizing your overall expense.

BN - The inspection does not in any way guarantee the insurability of the roof. Prior to closing, consulting your insurance company may assist you to better understand the roof conditions and determine if the insurance company will agree with the age and condition of the roof .

TL - The inspector is not required to: (A) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: (i) cannot safely reach or stay on the roof; or (ii) significant damage to the roof covering materials may result from walking on the roof; (B) determine: (i) the remaining life expectancy of the roof covering; or (ii) the number

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of layers of roof covering material; (C) identify latent hail damage; (D) exhaustively examine all fasteners and adhesion, or (E) provide an exhaustive list of locations of deficiency and water penetrations.

D. Roof Structures and Attics

Viewed From: Walking Attic (partially, due to no safe passageway in all areas)

Approximate Average Depth of Insulation: 7" to 9"

Comments:

Attic Access Location: Garage and Hallway

Attic Accessibility: Limited

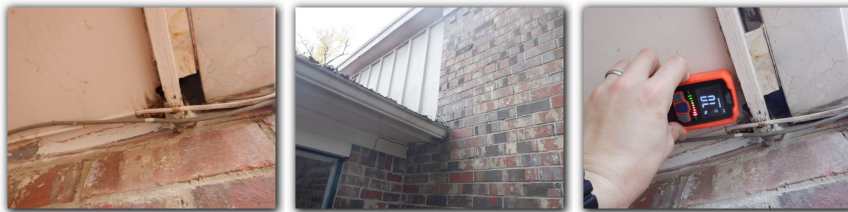
Insulation Type: Loose Filled and Batts (Blanket)

Description of Attic Ventilation: Soffit Vents, Wind Turbines

The roof structure and attic appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the roof structure and attic that were observed by this inspector on the date and time of inspection are noted below:

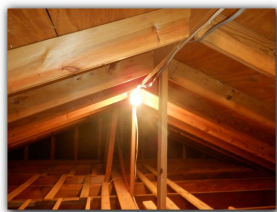
I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The soffit areas along the back side of the structure show evidence of active moisture and rot. Any wood rot and/or decayed wood should be replaced ,repaired, or treated. By replacing, repairing, or treating you prevent wood destroying insects from invading the wood and causing further damage.



A cracked rafter was observed near the HVAC unit in the attic area. If this is of concern, I recommend further evaluation by a qualified professional.



The collar bracing on the roof structure is missing. It is a common building practice to add collar bracing. Collar bracing is attached to rafters and used to brace opposite roof slopes. A collar brace keeps the roof from

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spreading.



The purlins were not installed by the current building standards. Purlins shall be continuous and shall be supported by 2x4 braces installed to bearing walls at a slope of not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet on center and the length not to exceed 8 feet. And may not be cut or notched in any manner.



There are one or more portions around the HVAC unit that are not insulated.



The attic ladder is damaged and in need of repair or replacement.

NI - The attic space was not fully accessible. There were portions of the roof structure that could not be fully evaluated.

BN - The suggested depth for an "R" value of 30 is approximately 8 to 10 inches. There is no T.R.E.C. standard in the inspection guidelines for insulation depth.

BN - Attic ventilation is important. In cold weather, the hot moist air will condense on the roof members. In hot weather, the radiant heat will make the house uncomfortable. The minimum specifications are 1 Sq. Ft. net free ventilating area for every 150 sq ft of attic floor space.

TL - The inspector is not required to: (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; (B) operate powered ventilators; or (C) provide an exhaustive list of locations of deficiencies and water penetrations.

E. Walls (Interior and Exterior)

Comments:

Interior Wall Cladding: Sheetrock and Wood

The interior walls appeared to be in good condition on the day of the inspection

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The following observations, deficiencies, and exceptions, if any, associated with the interior walls that were observed by this inspector on the date and time of inspection are noted below:

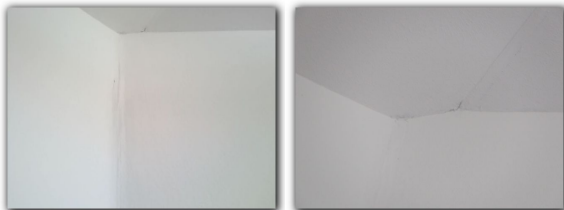
I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these area.



The wall was not properly sealed in the shower areas. This will allow water to penetrate under the tile. Hidden damage and fungal growth may exist that could not be seen at the time of inspection.



Discoloration was noted near the living room HVAC registers. These areas were tested and appeared to be inactive.



Detached drywall tape was noted in the dining room area.



Evidence of previous activity and damage of wood destroying insects was detected on the garage walls near the bottom of the door frames in one or more areas. A full evaluation of the amount of damage caused by the insects cannot be detected within the walls, voids, or other hidden areas without defacing the property and cannot be address in this report. With the detection of previous activity of a wood destroying insect, it should be assumed that some degree of damage is present. Hidden damage, previous infestation, or active infestation may exist that could not be seen at the time of inspection. If this is a concern, I recommend that a more invasive inspection be conducted by a Qualified, Certified & Licensed Pest Control Company prior to closing.

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BN - Minor surface damage was noted to the interior walls. This condition is mainly cosmetic in nature and should be patched.

Exterior Wall Cladding: Brick

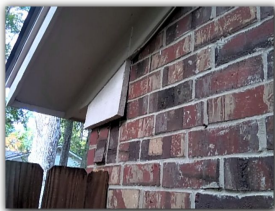
The exterior walls appeared to be in good condition on the day of the inspection

The following observations, deficiencies, and exceptions, if any, associated with the exterior walls that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these area.



There were no weepholes observed in the lower course of the masonry veneer of the structure. Under current building standards, there should be weepholes in the lower course of the masonry veneer, no more than 33” apart, to help drain water from the interior of the wall voids.



Separations in the exterior trim was observed in one or more areas.



The sidewall veneer did not appear to have proper clearance from the roof surface. Under current building standards, most exterior wall veneers require 1.5 to 2-inch of clearance between the roofing material and the sidewall veneer. I recommend checking the manufacturers recommendation for clearance for the installed materials.

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Wood rot and surface damage was noted on the exterior trim and siding. Recommend replacing all water damaged wood.



BN - The wood fence was in contact with the exterior wall in one or more areas. This is a conducive condition for wood destroying insect.



BN - There was heavy foliage around the structure in various areas. This type of foliage obstructs the inspectors view of the walls in these areas. If and when the foliage is cut back deficiencies may be noticed that could not be seen during the inspection due to the foliage obstructing the inspectors view.



BN - Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

TL - The inspector is not required to: (A) report cosmetic damage or the condition of walls, paints, stains, or other surface coatings; or (B) provide an exhaustive list of locations of deficiencies and water penetrations.

F. Ceilings and Floors

Comments:

The ceilings appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the ceilings that were observed by this inspector on the date and time of inspection are noted below:

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I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



Detached drywall tape was noted in the garage area. This is a common occurrence in the garage.



Discoloring was noted on the ceiling in one or more areas. This discoloration was tested with a moisture meter and appeared to be dry at the time of inspection.

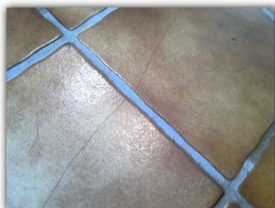


BN - There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

The floors appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the floors that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



Floor tiles are cracked in various areas.

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D=Deficient

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Surface damage was noted in one or more areas.

TL - The inspector is not required to: (A) report cosmetic damage or the condition of floor or ceiling coverings; paints, stains, or other surface coatings; or (B) provide an exhaustive list of locations of deficiencies and water penetrations.

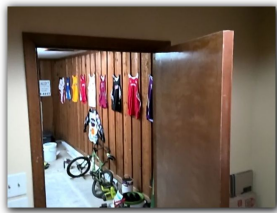
G. Doors (Interior and Exterior)

Comments:

The doors appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the doors that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The garage entry door is not equipped with a self-closing device.



Damaged weather stripping was noted in one or more areas.



There is one or more doors leading to the exterior that have keyed dead bolts installed on the interior side of the door. Easy access to the dead bolt lock to exit the structure in an emergency is very important. This is considered a safety hazard.

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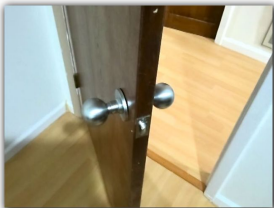
Surface damage was noted on the doors in various areas.



The front storm door hardware is detached.



One or more of the closet doors have separations in the doors.



BN - Loose hardware was noted in one or more areas.

TL - The inspector is not required to: (A) report cosmetic damage or the condition of doors; paints, stains, or other surface coatings; or report the condition of security devices, or other non-structural systems; or (B) provide an exhaustive list of locations of deficiencies and water penetrations; (C) operate a lock if the key is not available.

H. Windows

Comments:

The windows appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the windows that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.

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The windowsill height in one or more of the bedrooms measured more than 44” from the floor. Under current building standards, these windows are considered to high for a proper emergency egress (escape) exit. The occupants of these bedrooms should be aware of this hazard and be physically able to use this window as an emergency egress exit.



The exterior window frames were not properly caulked and sealed.

TL - The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or (C) provide an exhaustive list of location of deficiencies and water penetrations.

TL - The inspector is not required to: (A) exhaustively inspect insulated window for evidence of broken seals; (B) exhaustively inspect glazing for identifying labels; or (C) identify specific locations of damage.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Wood Burning

Cap & Crown were Viewed From: Roof Level

Spark Arrestor Present: Yes No Not Visible



The fireplace and chimney appeared to be in fair condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the fireplace and chimney that were observed by this inspector on the date and time of inspection are noted below:

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I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The back panel in the firebox was observed to be cracked and/or damaged. This condition should be further evaluated and corrected as necessary.



Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

TL - The inspector is not required to: (A) verify the integrity of the flue; (B) perform a chimney smoke test; or (C) determine the adequacy of the draft.

K. Porches, Balconies, Decks, and Carports

Comments:

The porches, balconies, decks, and carports appeared to be in fair condition on the day of the inspection.

TL - The inspector is not required to: (A) exhaustively measure every porch, balcony, deck, or attached carport components; or (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Service Entrance: Underground

Main Service Wiring: Copper

Size of Main Service Wiring: 2/0

Grounding Conductor: Yes

Main Panel Location: Garage

Main Panel Manufacturer: Cutler Hammer

Main Disconnect Rating: 200 amp

Main Panel Properly Bonded: No

Overheating or Arching: None Found

Panel Front



Panel Interior



Meter



Ground



The service entrance and panels appeared to be in good condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the service entrance and panels that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



One or more of the cabinet cover plate screws are missing and need to be replaced.



The electrical cabinet cover plate (dead front) should be installed with blunt tip screws and not sharp type screws for reasons of safety.

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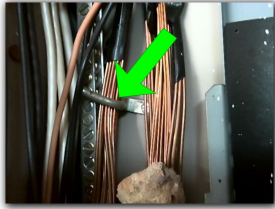
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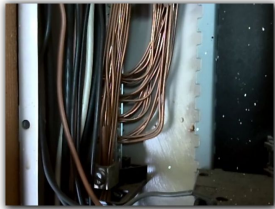
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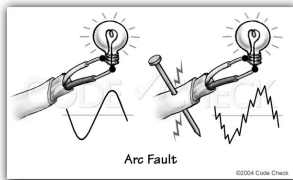
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The main distribution panel does not appear to be properly grounded/bonded.



Neutral and ground wires were terminated into the same terminal.



The AFCI breakers were not installed by the current building standards. Please refer to the OPI form.

BN - Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient. Please read the "Consumer Notice Concerning Hazards Or Deficiencies" document and the "Arc Fault Information" document located at the attachment page near the end of the report". Please see the attached OPI Form.

TL: The inspector is not required to: (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; (C) conduct voltage drop calculations; (D) determine the accuracy of over-current device labeling; (E) remove covers where hazardous as judged by the inspector; (F) verify the effectiveness of over-current devices; or (G) operate over-current devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The branch circuits, connected devices, and fixtures appeared to be in good condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the branch circuits, connected devices, and fixtures that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.

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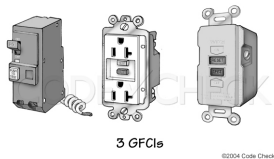
The utility room light fixture cover is missing.



The ceiling fan is not balanced properly and wobbles when operated in middle and master bedroom.



Loose mounted receptacles were observed in one or more areas.



3 GFCIs

©2004 Code Check

GFCI plugs are not installed by the current building standards. This is an “as-built” condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.



BN - I was unable to determine the operation of one or more switches.

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BN - It is recommended that all light fixtures over living areas have a cover on them.



BN - One of the bedroom fan lights did not operate properly at time of inspection. I recommend replacing bulb. If this does not correct the problem, the buyer may wish to have a these areas evaluated by a licensed professional.

BN - Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

BN - Under the current standards, ground fault circuit interrupter protection (GFCI) is required in bathroom receptacles, garage and accessory building receptacles, outdoor receptacles, crawl space receptacles and lighting outlets, basement receptacles, receptacles that serve kitchen countertops, receptacles that are located within six feet of the outside edge of a sink shower, or bathtub, laundry area receptacles, indoor damp and wet location receptacles, kitchen dishwasher receptacle and electrically heated floors.

TL: The inspector is not required to: (A) inspect low voltage wiring; (B) disassemble mechanical appliances; (C) verify the effectiveness of smoke alarms; (D) verify inter-connectivity of smoke alarms; (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (F) verify that smoke alarms are suitable for the hearing-impaired; or (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

C. Door Bell

Comments:

Doorbell

The doorbell appeared to be in fair condition on the day of the inspection.

D. Smoke, Fire & Carbon Monoxide Detectors

Comments:

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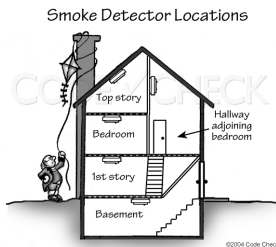
Smoke Detector



The smoke detectors appeared to be in Poor condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the smoke detectors that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The smoke detectors were not installed by the current building standards.



Recommend replacing old yellowing units with new ones.

BN - It is suggested that all smoke alarms be interconnected. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke detectors should be installed in accordance with the NFPA guidelines. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

Carbon Monoxide Detector

The following observations, deficiencies, and exceptions, if any, associated with the carbon monoxide detectors that were observed by this inspector on the date and time of inspection are noted below:

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D - The carbon monoxide detectors were not installed by the current building standards.

BN - Carbon Monoxide Detectors should be installed; one on each floor of the home including basements; within 10 feet of each bedroom door and near all sleeping areas; in or near any attached garage; near, but not directly above, combustion appliances; Your Carbon Monoxide Detector should be no higher than four feet off the floor and should be replaced every two years.

TL: The inspector is not required to: (A) verify inter-connectivity of smoke alarms; (B) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (C) verify that smoke alarms are suitable for the hearing-impaired

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Heating System

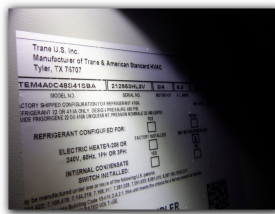
Energy Sources: Electric

Comments:

Approximate Age: 2021

Thermostat Condition: Fair

I.D. Plate



The unit appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the heating equipment that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The current building standards require that the heating unit have a level work space of at least 30 inches wide and 30 inches deep on the control side of the appliance. The current standards also require that there be an unobstructed passageway to the unit.



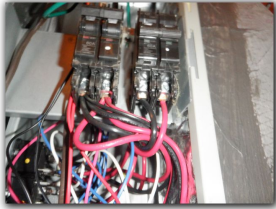
There was not a service disconnect at or around the heating unit as required by the current building standards.

NI - The outside temperature was at or above 80 degrees therefore the heating equipment ambient temperature drop could not be adequately evaluated. The unit was inspected visually only without operating the unit.

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I NI NP D



BN - One of the component disconnects was in the off position at the time of inspection.

BN - These units should be serviced regularly, if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

TL - The inspector is not required to: (1) program digital thermostats or controls; (2) inspect: (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; (B) winterized or decommissioned equipment; or (C) duct fans, humidifiers, dehumidifiers, air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boiler, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; (3) operate: (A) setback features on thermostats or controls; (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; (C) radiant heaters, steam heating systems, or unvented gas-fired heating appliances; or (D) heat pumps, in the heat pump mode when the outdoor temperature is above 70 degrees; (4) verify: (A) compatibility of components; (B) tonnage match on indoor coils and outside coils or condensing units; (C) the accuracy of thermostats; or (D) the integrity of the heat exchanger; or (5) determine: (A) sizing, efficiency, or adequacy of the system; (B) balanced air flow of the conditioned air to the various parts of the building; or (C) types of materials contained in insulation.

 B. Cooling Equipment

Type of Systems: Central Cooling System

Comments:

Approximate System Size: 4 ton

Approximate Age: 2021

Today's Temperature Differential (Delta-T): 15

Unit



I.D. Plate



Average Temperature



Return Temperature



The unit appeared to be in good condition on the day of the inspection.

BN - These units should be serviced regularly if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

BN - Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system.

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The normal acceptable range is considered approximately between 15 to 22 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

Comments:

Filter Size: 20 x 25

Location: Hall

The duct system, chases, and vents appeared to be in fair condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the duct system, chases, and vents that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The filter is over a year old and in need of replacement.

NI - The attic space was not fully accessible. There were portions of the duct system that could not be fully evaluated.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Not Located

Location of Main Water Supply Valve: Not Located

Static Water Pressure Reading: 80

Type of Supply Piping Material: Copper

Comments:

Static Pressure



The water supply system and fixtures appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the plumbing supply, distribution systems, and fixtures that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The kitchen sink fixture was leaking when operated.



Some corrosion observed on the water supply shutoff valves.



One or more hose bibs were noted to be leaking at the handle.

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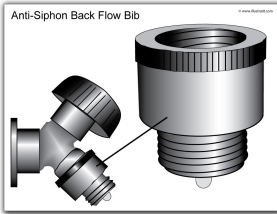
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The hose bibs did not have a back-flow device installed in one or more areas.



NI - The washing machine supply lines and hose bibs could not be fully evaluated due to being connected to a washing machine at the time of inspection. When the washing machine is removed the hose bibs will be prone to not shut off properly (faucet will drip.)

BN - This is a visual inspection of the plumbing supply lines in the structure. Any supply lines in walls, floors, voids, or under insulation could not be evaluated. Any underground supply lines could not be evaluated.

BN - The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

TL - The inspector is not required to: (A) operate any main, branch, or shut-off valves; (B) operate or inspect sump pumps or waste ejector pumps; (C) verify the performance of: (i) the bathtub overflow; (ii) clothes washing machine drains or hose bibs; or (iii) floor drains; (D) inspect (i) any system that has been winterized, shut down, or otherwise secured; (ii) circulating pumps, free-standing appliances, solar water heating systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (iii) inaccessible gas supply system components for leaks; (iv) for sewer clean-outs; or (v) for the presence or performance of private sewage disposal system: or (E) determine: (i) quality, potability, or volume of the water supply; or (ii) effectiveness of backflow or anti-siphon devices.

B. Drains, Wastes, and Vents

Type of Drain Lines: PVC (Polyvinyl Chloride)

Comments:

Functional Drain Flow: Yes

Water was added to the system at a rate of approximately 3 gallons per minute, for approximately 20 minutes, applying approximately 60 gallons water into the system.

The drains, wastes, and vents appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the drains, wastes, and vents that were

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observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The master bathroom toilet is damaged and not functional at the time of inspection.



The drain stops were missing or did not work properly on one or more faucets.



Damaged plumbing vents were observed in two or more areas. This could allow moisture to penetrate the structure.



NI - The washing machine drain line could not be fully evaluated due to being connected to a washing machine at the time of inspection. the functional flow of this drain line could not be evaluated during the inspection. If this is a concern, I recommend having the drain line evaluated by a licensed plumbing professional prior to closing.

BN- Reporting the condition of drains, wastes and vent piping that is not completely visible or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50

Comments:

Approximate Age: 2016

Pressure Regulator: None Found

Expansion Tank: None Found

Rust Present: None Found

Safety Pan: Yes

Location: Utility Room

Unit



I.D. Plate



Temperature



The unit appeared to be in fair condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the water heater equipment that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



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



Some corrosion was observed on the water supply shutoff valve and fittings on the unit.

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The electrical line servicing the hot water heater was not protected in conduit as required by the current building standards. There is no service disconnect located within 6 feet or in sight of the unit.



The drain line for the water heater pan was observed to terminate onto the garage floor. The pan drain line should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6'') and not more than twenty-four inches (24'') above of the ground.

BN - The recommended hot water setting should be between 115° & 120°

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

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: N/A

Type of Gas Distribution Piping Material: N/A

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

Unit



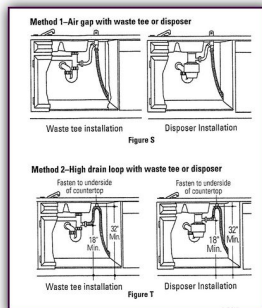
I.D. Plate



The dishwashers appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the dishwashers that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.



The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.

TL - The inspector is not required to: (1) operate or determine the condition of other auxiliary components of inspected items, (2) test for microwave oven radiation leaks, (3) inspect self-cleaning functions, (4) disassemble appliances, determine the adequacy of venting systems, (5) or determine proper routing and lengths of duct systems.

B. Food Waste Disposers

Comments:

Unit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The food waste disposers appeared to be in good condition on the day of the inspection.

C. Range Hood and Exhaust Systems

Comments:

Type: Ducted Range Hood

Unit



I.D. Plate



The range hood and exhaust systems appeared to be in fair condition on the day of the inspection.

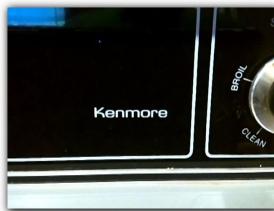
D. Ranges, Cooktops, and Ovens

Comments:

Unit



I.D. Plate



Oven Temperature



The ranges, cook tops, and ovens appeared to be in fair condition on the day of the inspection.

E. Microwave Ovens

Comments:

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Unit



The mechanical exhaust vents and bathroom heaters appeared to be in fair condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the mechanical exhaust vents and bathroom heaters that were observed by this inspector on the date and time of inspection are noted below:

I recommend consulting with a qualified, certified, and licensed professional to evaluate and repair these areas.

D - The mechanical exhaust vent fan was unusually noisy in the master bathroom.

G. Garage Door Operators

Comments:

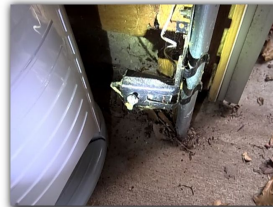
Unit



I.D. Plate



Sensor



The garage door operators appeared to be in good condition on the day of the inspection.

H. Dryer Exhaust Systems

Comments:

The dryer exhaust systems appeared to be in good condition on the day of the inspection.

NI - If other built in appliance are located in this structure such as but may not limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers or any other type of Appliances such as but may not limited to Washers, Dryers, Refrigerators, Freezers or any other like appliances, are not included with this inspection unless specifically requested and noted.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

BN - Whenever a deficiency of any kind is noted in a system or any part of this structure, we recommend that a certified qualified & licensed specialist and/or technician inspect, repair and/or service the entire system or part. Sometimes noted defects or deficiencies are symptoms of other and sometimes more serious conditions or defects.

BN - It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

TL - The inspector is not required to operate or determine the condition of other auxiliary components of inspected items, test for microwave oven radiation leaks, inspect self-cleaning functions, disassemble appliances, determine the adequacy of venting systems or determine proper routing and lengths of duct systems.