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HOME INSPECTION REI 7-6

20808 Silverbell Ln
Pflugerville, TX 78660



Inspector
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TREC #23265
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PROPERTY INSPECTION REPORT FORM

Robin Ayers <i>Name of Client</i>	08/11/2023 8:30 am <i>Date of Inspection</i>
20808 Silverbell Ln, Pflugerville, TX 78660 <i>Address of Inspected Property</i>	
Kenneth Cook <i>Name of Inspector</i>	TREC #23265 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Occupancy: Furnished, Occupied

In Attendance: Owner

Temperature : 90 to 100

Weather Conditions: Cloudy

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.

Termite treatment recommended:

Due to the age of house and conditions observed at this property at the time of inspection a preventative termite treatment is recommended

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.

Crawl space accessed from: Not Present

1: Foundation/flatwork Cracks - Minor

🔴General Repairs/Maintenance

Minor cracking was noted at the foundation and surrounding flatwork. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement (hydration cracks)



Garage

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I NI NP D

2: Corner/Wedge Crack

☹General Repairs/Maintenance

Corner or Wedge crack - several corners of the foundation. This is a common condition to observe with slab on grade foundations. These cracks develop as a result of the expansion of the brick/stone veneer when it is warmed by the sun. – Recommend sealing with an approved material to prevent further / future moisture penetration. NOTE: Cracks that extend into the ground, should have the soil removed and be properly patched and sealed to prevent this from being a means for wood destroying insects to enter the house unnoticed.



Right

3: Underpinning

☹General Repairs/Maintenance

Concrete mortar/underpinning chipped/cracked at various locations.



Left/other locations

4: Soil Shrinkage

☹General Repairs/Maintenance

Soil shrinkage observed at slab perimeter in several locations. Recommend proper routine foundation watering to prevent foundation issues.



Right side

**Owners Notes:
Watering and condition improving.**

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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

1: High Soil

☉General Repairs/Maintenance

Elevated soil or flower beds observed at the foundation/slab perimeter. Soil above the slab line is conducive for wood destroying insect activity and may allow for moisture penetration at the walls. Top soil and plant bedding should be at least 4" below brick line or bottom of siding & sloped away from the foundation.



Elevated soil/front entry

Owners Notes: Soil has been pulled back.

2: Elbow is missing

☉General Repairs/Maintenance

The elbow is missing from one or more gutter downspouts. An elbow and/or extension should be installed to help divert drainage away from the foundation.



Rear Right

Owners Notes: Replaced

C. Roof Covering Materials

Type of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Roof Level, Ladder at Eaves, Binoculars, 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.

Shingle roof performing as intended:

The visible portions of the roof covering appeared to be in an acceptable service condition for the estimated age. Observed normal shingle wear that is consistent across entire roof on day of inspection. The roof covering was adequately performing the intended functions (no visible evidence of active leaks), at the time of the inspection.

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I NI NP D

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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.



Flashing/Several Locations



Plumbing vent

Owners Notes: Covered exposed fasteners where accessible.

2: Torn/Missing shingles

☹️ General Repairs/Maintenance

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



Above garage

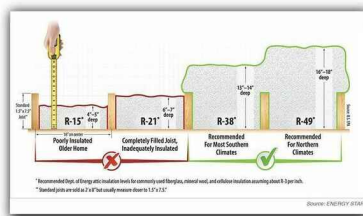
Owners Notes: Roofing sealant applied.

☒ ☐ ☐ ☒

D. Roof Structures and Attics

Viewed From: Access scuttle only, Access limited

Approximate Average Depth of Insulation: 10 to 12 inches blown fiberglass insulation



Comments:

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

I=Inspected

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D=Deficient

I	NI	NP	D
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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.

I=Inspected

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NP=Not Present

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I NI NP D

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



Garage attic



Garage attic



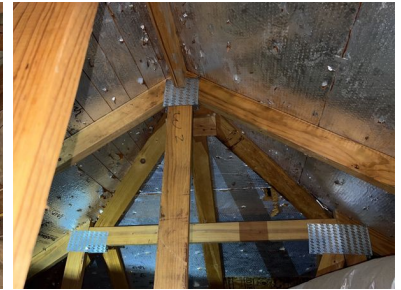
Garage attic



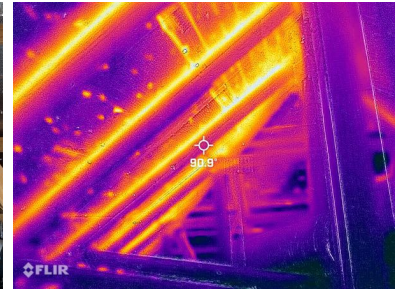
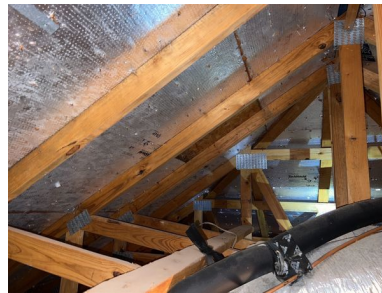
Garage attic



Garage attic



R38



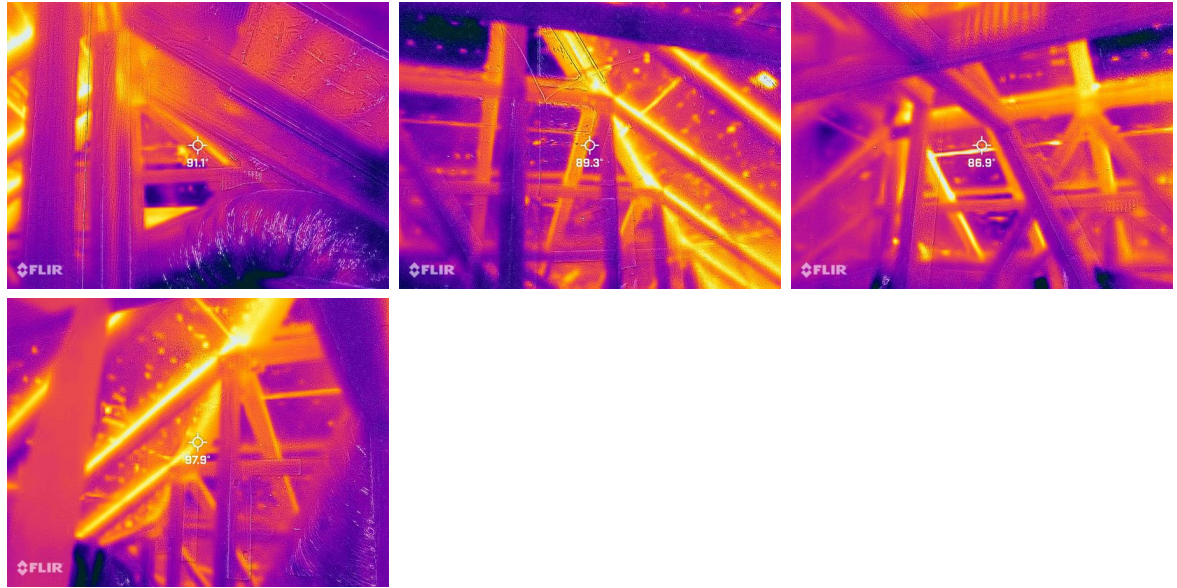
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I NI NP D



1: Open/exposed fascia board corners

🟡 General Repairs/Maintenance

Corner of Fascia boards are exposed - recommend sealing/caulking - various locations



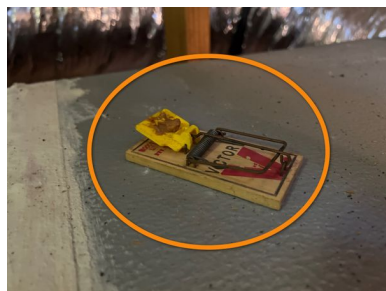
Frieze/ Rear Right

Owners Notes: Sealed and painted

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



Baited traps/attic



Rodent tunnels in the insulation

Owners Notes: Traps removed and no new activity.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: Deteriorated Fascia/Soffits

● General Repairs/Maintenance

Fascia/soffit boards are damaged/deteriorated at various locations. Recommend sealing/caulking and/or replacing.



Front Right

Owners Notes: sealed and painted.

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, Wood, Wood Byproducts

Interior wall materials: Textured Drywall Finished With Paint

Fresh Paint:

There is evidence of painting and patching to the interior finishes (walls & ceilings) which could limit the Inspectors visual observations and ability to render an accurate opinion as to the performance of the structure.

Int. - Ext. Walls - Previous repair:

Previous repairs were observed at the Int. Or Ext. walls. The cause or reason for repairs are unknown and the workmanship of the repairs is beyond the scope of this inspection. Contact sellers for more information.

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I NI NP D

Owners Notes: wood sealed and painted. Brick TBD

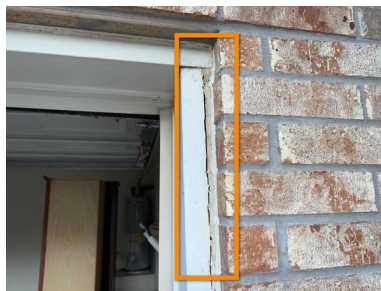
1: Caulk Maintenance

● General Repairs/Maintenance

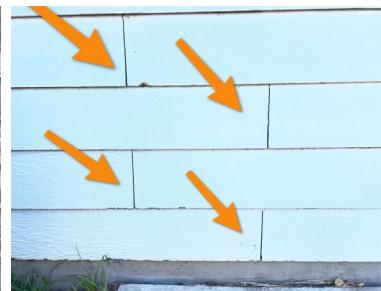
Routine Maintenance - The deteriorated caulk joints between the exterior cladding/veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, etc with an exterior grade elastomeric sealant (caulking) to prevent wind driven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



Right/several other locations



Garage trimmers



Siding joints/various 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)



Garage/several locations

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.



Front

I=Inspected

NI=Not Inspected

NP=Not Present

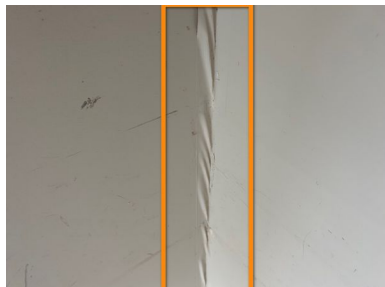
D=Deficient

I NI NP D

4: Pulled/Wrinkled tape joints

🟡General Repairs/Maintenance

One or more pulled tape joints were observed on the interior walls. This is commonly due to structural movement as the home settles. Touch up where needed.

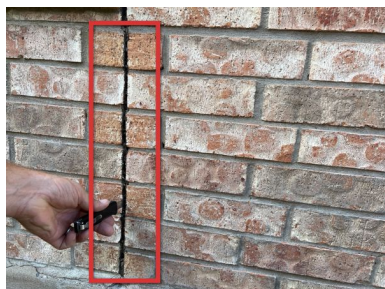


Garage

5: Open Expansion Joints

🚩Priority items or Safety concerns

Expansion joints have cracks and voids in caulk/sealant. Recommend caulking and sealing to prevent moisture and/or pest intrusion.



Right Exterior

6: Press wood siding deterioration

🚩Priority items or Safety concerns

Exterior press wood siding and trim boards are deteriorated at one or more locations. Exterior siding and trim that has deteriorated from water penetration or weathering should be repaired or replaced as necessary.



Rear Right trim



Front

Owners Notes: sealed and painted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

7: Minor damage and/or holes observed in drywall/sheetrock

▲Priority items or Safety concerns

Minor damage and/or holes observed in drywall/sheetrock at one or more locations. Repair as desired.



Garage



Garage wall

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, Laminate and/or Engineered wood

Ceiling Materials: Drywall Smooth/textured

Ceilings - Previous repairs:

Previous repairs were observed on the ceiling. The cause or reason for repairs are unknown and the quality of the repairs are beyond the scope of this inspection. Contact sellers for more information.

1: Grout separations/Loose tile

●General Repairs/Maintenance

Separated grout and/or loose tile observed at one or more locations. Repair as needed.



Front entry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Cracked/chipped tile

☹️ General Repairs/Maintenance

There are one or more cracked/chipped floor tiles. This can result from cracks in the foundation slab, improper tile installation, or physical damage exerted on the tiles. Replace as needed.



Laundry



Garage entry

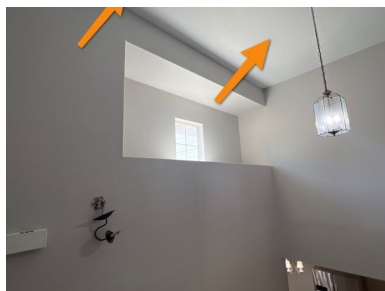


Front entry

3: Nail pops at ceiling

☹️ General Repairs/Maintenance

There are nails backing out of the ceilings at one or more locations. This is a common occurrence usually related to expansion and contraction of the building materials.



Above Staircase Landing

4: Carpet damaged/loose/stained

☹️ General Repairs/Maintenance

The carpet floor covering appears to be noticeably worn, stained and/or loose in one or more areas



Front Right Bedroom

G. Doors (Interior and Exterior)

I=Inspected

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I NI NP D

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.

1: Damaged/Missing Weather Stripping

🔴General Repairs/Maintenance

The weatherstripping on the door bottom or sides appeared to be either missing, damaged and in need of replacement



Garage entry

Owners Notes: weatherstripping installed

2: Missing door stops

🔴General Repairs/Maintenance

Door stop is missing or non-functional at one or more locations. This prevents sheetrock and possible door damage when properly installed.



Pantry

Owners Notes: new doorstops installed

3: 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.



Rear Right Bedroom



2nd Floor Front Left Bedroom

I=Inspected

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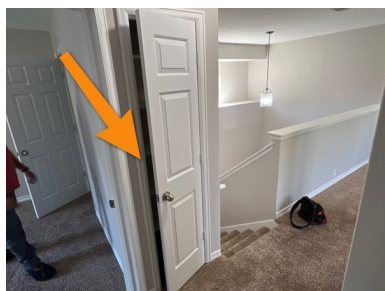
D=Deficient

I NI NP D

4: Door does not latch when closed

🟡 General Repairs/Maintenance

One or more doors do not latch when closed and minor adjustment is needed.



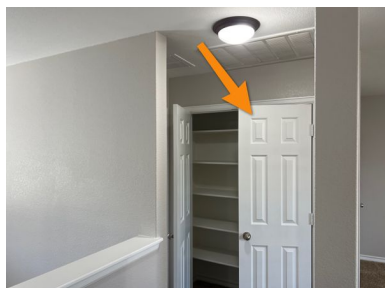
2nd Floor Linen

Owners Notes: corrected

5: Ball latch adjustment

🟡 General Repairs/Maintenance

Ball latch out of adjustment/missing and does not latch/close properly when the door is shut.



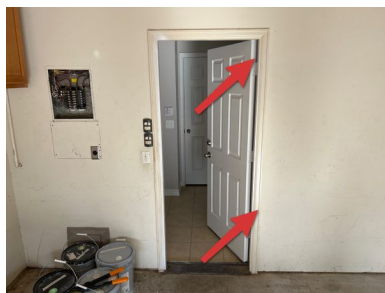
2nd Floor Living Room

Owners Notes: corrected

6: 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 entry

OWNERS NOTE: Spring is engaged.

H. Windows

I=Inspected

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D=Deficient

I NI NP D

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: double pane thermal windows

Owners Notes: new screens installed on first level.

1: Missing/damaged Screens

🔴General Repairs/Maintenance

Missing screens or damaged screen/bent frame(s) were observed at one or more locations. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.

2: Fogged and or compromised window/glass

🔴Priority items or Safety concerns

One or more of the thermal pane windows were observed to have lost their seals or have metallic deglazing. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary. NOTE: This does not materially affect the performance of the windows.



2nd Floor Living Room

Owners Notes: not observed.

3: Broken/Latch

🔴Priority items or Safety concerns

Window latches and/or locks were either damaged, inoperable or missing at one or more locations.



Living Room

Owners Notes: latch replaced

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

4: Window Spring damaged

▲Priority items or Safety concerns

One or more windows had broken and/or inoperable sash springs (balances).



Master bedroom

Owners Notes: sash repaired.

I. Stairways (Interior and Exterior)

Comments:

Stairways (Interior and Exterior) construction meets standards: Yes

No deficiencies observed:

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

Fireplaces - Photo(s):



Chimney



Living Room

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I NI NP D

1: Damaged Trim

● General Repairs/Maintenance

Chimney trim boards are exposed to the weather due to the paint deteriorating and trim joints not caulked. Recommend repainting/caulk/repair.



Damaged trim

Owners Notes: painted

K. Porches, Balconies, Decks, and Carports

Comments:

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

1: Porch/Patio Column Weathered

● General Repairs/Maintenance

Column has moisture damaged wood at the bottom. Caulk/paint to protect from outside elements.



Wood rot/front column



Back porch

Owners Notes: wood replaced and painted.

L. Other

Comments:

Any item not specifically listed in this report were not inspected.

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D=Deficient

I NI NP D

1: Cracked/damaged driveway/flatwork sections

🔴General Repairs/Maintenance

Driveway/sidewalk is cracked and damaged with uneven sections - Possible trip hazard caution



Driveway

2: Moisture in Cabinets

🔴General Repairs/Maintenance

Cabinets are damaged inside/outside due to moisture at one or more locations - Dry at time of inspection



2nd Floor Bathroom/dry

3: Damaged fence posts/pickets

🔴General Repairs/Maintenance

One or more wood posts/pickets were missing and/or damaged from either weed eaters, wood rot and/or wood destroying insects.



Rotted post/right side, other locations

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NP=Not Present

D=Deficient

I	NI	NP	D
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4: General repairs/maintenance needed at the fence and/ or hardware, multiple locations

🟡 General Repairs/Maintenance

Wood rot/damaged and leaning fence sections observed



Left/other locations

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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, Right

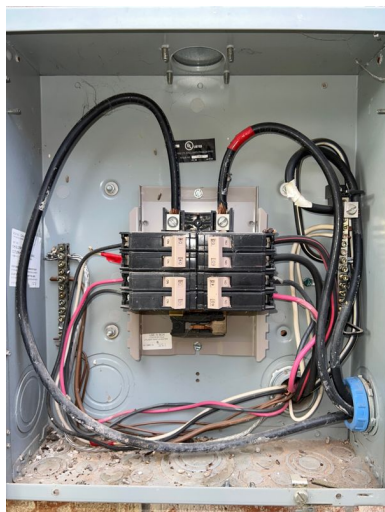
Location of Sub Panel(s): Garage

Service Entrance Type: Underground, Copper

Main Breaker rating: No main breaker

Arc fault protection devices: Partial/missing AFCI's circuits at required branch circuit locations - 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.

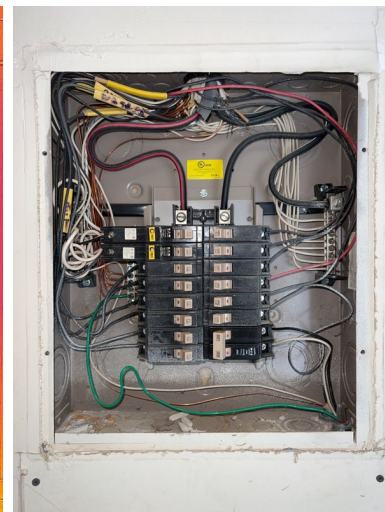
Photos - Electrical panels uncovered and thermal images (See below photos):



Main Panel/ Right Exterior Wall



Main Panel



Sub Panel/ Garage



Sub Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Conduit is separated from the meter box

🔧 General Repairs/Maintenance

The service entrance conductor conduit is separated from the meter box. The conduit should be secured to the meter box to ensure the conductors are properly protected.

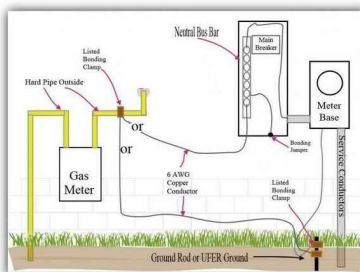


Main Panel

2: 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 pipe is not bonded

Owners Notes: Gas pipe is bonded.

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 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Smoke Alarms Present: Yes

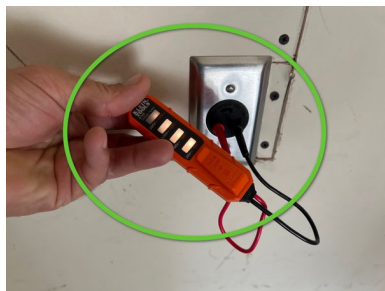
Carbon Monoxide Alarm: Yes

Tamper resistant receptacles observed?: Not Applicable -

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

Garage/laundry outlets:

The garage/laundry outlets were check for power



Garage outlet has power



Dryer outlet has power

1: Damaged/missing cover plates

🔧 General Repairs/Maintenance

Cover plates for outlets and light switches are damaged/loose and/or missing. Replace as needed.



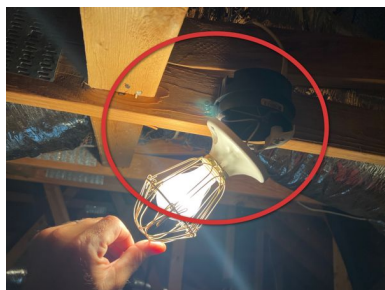
Garage

Owners Notes: Replaced.

2: Damaged light fixtures

⚠️ Priority items or Safety concerns

One or more light fixtures were damaged at time of inspection.



Attic light

Owners Notes: Replaced

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: Zoned

Energy Sources: Gas

Comments:

This inspection covers the gas and electric heating systems.

Mechanical Equipment Locations: attic

Number of units: 1

Gas valve(s): Present

Propane Conversion stickers: N/A

Photos - Equipment and operation photos (See below photos):



Gas furnace

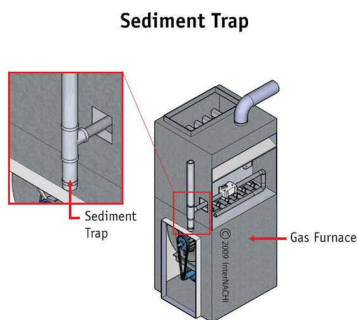
Too Hot to Test Heat Pump: 90°- 100° -

The outside temperature listed above was too high to test the heat pump. Operating the equipment in heat pump mode when outside temperatures are above 70 degrees can result in damage to the equipment. The equipment was not tested for operational performance as a result. The heat pump uses the cooling equipment to perform its function. Information concerning the operational function of the equipment in cooling mode is reported in the next section of this report.

1: No sediment trap

🟡 General Repairs/Maintenance

The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected.



Gas line sediment trap



Gas line/missing sediment trap

**Owners Notes:
Sediment Trap
Installed**

B. Cooling Equipment

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

I NI NP D

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: 16

Year(s) manufactured: 2015

Refrigerant used: R410A

Filter Locations: At the return air vents

HVAC Filter Sizes: 12x24, 20x30

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.:

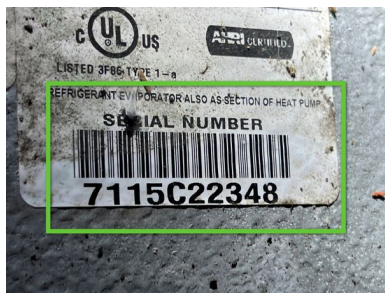
Photos - Manufacturer's Tags and Equipment (See below photos):



Condensing unit/right side



MFG. Data Plate 2011



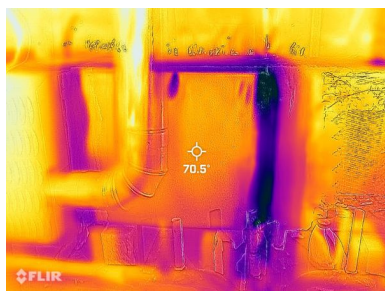
MFG. Data Plate 2015



56° at the coil



72° at the return/16° split



Working as Intended

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Rust and/or water in drain pan

▲Priority items or Safety concerns

There is rust and/or water in the evaporator coil emergency condensate drain pan. This may indicate that the primary drain is clogged or that the system is under performing. Further evaluation and/or repair by a licensed HVAC technician is advised.



Rust in drain pan

Owners Notes: HVAC was serviced August 2023 By Evenair

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 sidewalk

Location of Main Water Supply Valve : Near Water meter

Static water pressure reading: 60-65 - The static water pressure should be between 40 and 80 PSI for the best performance.

Type of Supply piping material: Copper, PEX

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.

Pressure reducing valve has been installed and or observed:

The house has a pressure reducing valve installed. Any time the pressure reducing valve is installed this creates a closed loop water system and an expansion tank should be installed to help control thermal expansion as the water heater heats the water.

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

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



Approximately 70 psi

1: Tank bolts rusted

● General Repairs/Maintenance

One or more toilet tank bolts are rusted. The bolts should be monitored for leaks and replaced as required.



2nd Floor Bathroom/other locations

Owners Notes: Cap replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Shower door sweep damaged and or deteriorated

▲Priority items or Safety concerns

Shower door seal/sweep is damaged/missing/ corrosion present at one or more locations.



Master shower

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: Front left



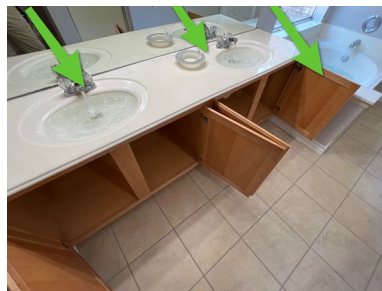
Front Left

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.



Powder flash



Master flash drain



2nd Floor Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

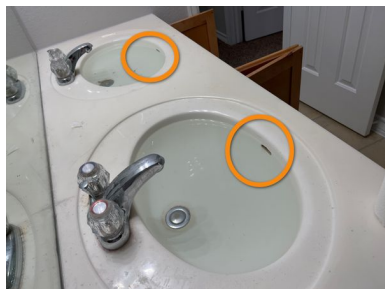
D=Deficient

I NI NP D

1: Overflow for sink basins observed inoperable

🔴General Repairs/Maintenance

When tested overflows did not drain properly - recommend further evaluation and or cleaning



2nd Floor Bathroom

Owners Notes: drains cleared

2: Slow Drain at Sink/Tub/Shower pan

⚠️Priority items or Safety concerns

One or more sinks/tubs/showers drained slowly when tested. This may indicate a blockage or a more extensive problem. Further evaluation and/or repair by a licensed plumber is advised.



Master tub



2nd Floor Bathroom

Owners Notes: Drains cleared.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50

Comments:

Number of units: One

Years Manufactured appears to be: 2017

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.

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

I NI NP D

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



50 gallons/2017



Top section



Lower section



Water heater/garage

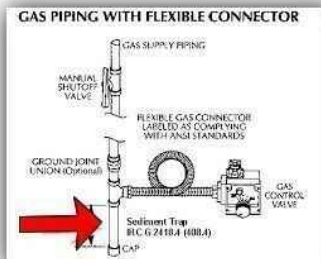


117° average

1: No sediment trap

General Repairs/Maintenance

The sediment trap in the gas supply pipe to the water heater is not installed. Most manufacturers of gas-fired equipment such as a gas-fired heating system require a sediment trap (or dirt leg). The sediment trap protects the appliance from debris in the gas - such as dirt, soil, pipe chips, pipe joint tapes and compounds, and construction site debris that may enter the pipe during installation or repair. Sediment traps are designed to cause the gas flow to change direction 90 degrees at the sediment collection point. The change in direction causes the contaminants to drop out of the gas flow. The sediment trap utilizes a tee fitting. The nipple and cap must not be located in the branch opening of a tee fitting, because this does not allow the change in direction. Contaminants can pass right through the fitting and not drop out.



Missing sediment trap

Owners Notes: Sediment Trap Installed.

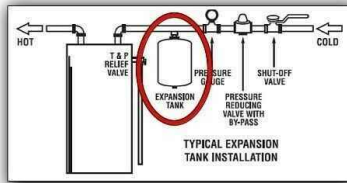
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

2: No expansion tank

▲Priority items or Safety concerns

The house is equipped with a pressure regulating valve. These valves help to regulate pressure and prevent excessively high water pressure from stressing pipe joints and fixtures. When a pressure regulating valve is in place it creates a closed system with no room for the thermal expansion that occurs when water is heated. Therefore, when the pressure regulating valve is installed so too should a thermal expansion tank be installed at the water heater. This helps protect the water heater from damage that can occur in a closed system when water expands as a result of being heated. There is no thermal expansion tank in place at this time. These are required in most jurisdictions. It is likely that this will be a required installation when the water heater is next replaced.



Owners Notes: Expansion tank installed.

D. Hydro-Massage Therapy Equipment

Comments:

Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub. More information can be found on the Internet at www.whirlpoolcouncil.com

Photo of Operation:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Right 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.:



Right exterior

F. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

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):



MFG. Data Plate



Working as Intended

B. Food Waste Disposers

Comments:

The inspection covers the splash guard, grinding components, and exterior.

The disposal was working as intended at time of inspection.:

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



Working as Intended

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Unprotected disposal conductors (wire grommet)

▲Priority items or Safety concerns

The conductors feeding the food waste disposer are not properly protected from the food waste disposer housing. A bushing with a clamp should be installed to help prevent the housing cutting into the conductor casing.



Missing connector

Owners Notes: Wire grommet installed.

C. Range Hood and Exhaust Systems

Comments:

Range Exhaust Termination: vents to the exterior

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

Photo(s) - Vent hood:



Working as Intended

D. Ranges, Cooktops, and Ovens

Comments:

Type of cook top: Gas

Type of oven: Gas

Gas shut-off valve: Left of stove (cabinet), Present

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.:

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

I NI NP D

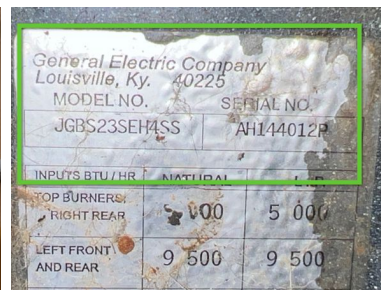
Photo(s) - Manufacturer ID tag, Operation photos, and Shut off (See below photos):



Gas burners Working as Intended



Gas valve/left of the stove



MFG. Data Plate



340°

1: Oven light not working

🔧 General Repairs/Maintenance

The oven light did not activate when tested at time of inspection. This typically means the bulb is in need of replacement.

Owners Notes: Light Replaced

E. Microwave Ovens

Comments:

Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection.

The microwave was working as intended at time of inspection.:

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



MFG. Data Plate



Working as Intended

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bathroom fans/heaters appeared to operate as intended at the time of the inspection.:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

G. Garage Door Operators

Comments:

Photo(s) - Equipment operation photo:



Working as Intended/small door



Working as Intended

1: Dents in garage door

🟡 General Repairs/Maintenance

Dents were observed in the overhead garage door at time of inspection. Large dents may affect operation of the garage door opener or increase stress of the associated hardware.



Damaged panels/both doors



Damaged panels/both doors

H. Dryer Exhaust Systems

Comments:

1: Dryer vent lint accumulation

🚩 Priority items or Safety concerns

Lint accumulation was observed in the dryer vent cover. This may indicate the vent and/or cover need to be cleaned. Lint accumulations can obstruct air flow and reduce dryer performance. Additionally, dryer vent obstructions are a fire hazard. It is recommend the vent be cleaned to ensure proper performance.



Rooftop/front

Owners Notes: Dryer Vent Cleared