



Inspection Report

Michael Sullivan

Property Address:
910 Walnut Falls Cir
Mansfield TX 76063



Innovex Home Inspections

**Ernest Johnson 20120
P.O. Box 5546
Frisco, TX. 75035
972-322-5062**

PROPERTY INSPECTION REPORT FORM

Michael Sullivan	11/7/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
910 Walnut Falls Cir, Mansfield, TX 76063	
<i>Address of Inspected Property</i>	
Ernest Johnson	20120
<i>Name of Inspector</i>	<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 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:

In Attendance: Customer and their agent	Type of building: Single Family (2 story)	Approximate age of building: Over 10 Years
Home Faces: SW	Temperature: Over 60 (F) = 15.5 (C)	Weather: Clear
Ground/Soil surface condition: Dry	Rain in last 3 days: No	Radon Test: No
Water Test: No		

Year Built: 1999
Square Footage: 4206
Rooms: 4 Bedrooms, 3 Bathrooms, 1 Half Bathrooms
Property is Occupied

Report Identification: 910 Walnut Falls Cir

Utilities On: Water, Electricity, Gas

People Present at Inspection: Buyer, Buyer Agent

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

A. Foundations

Type of Foundation(s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

Foundation was inspected and settlement was observed which is common in most homes. In the inspector's opinion the foundation appears to be performing as designed and fulfilling its intended purpose of providing support and stability to the structure. There was interior and exterior settlement indicators, but it all appeared to be within limits of tolerance. Limited evidence of exterior veneer fractures and freeze board separation were noted during the inspection. We do not test, determine or predict future movement or settlement of "any" foundation and recommend that conditions are monitored and further evaluated by owner or specialist overtime as needed. We further recommend that a watering maintenance program is in place due to the clay soil in this area. If the home is built on clay soil it will be necessary to maintain the moisture content of the soil around the perimeter of the foundation.

Watering Program: A watering program can be accomplished by (1) the installation of a well designed sprinkler system, (2) by watering with the aid of a soaker hose, (3) by the installation of an underground leaky pipe system, (4) by any combination of the above, and (5) of course, by hand with a garden hose. Frequency and duration of the watering cycle will vary according to the terrain, type of soil, and atmospheric conditions. One good way, to insure that the watering program is properly accomplished, is to probe the ground, if penetration of the moisture is found to be 4" to 6", the job has been accomplished. Anything less is not enough. The watering program has to be in effect during the dry spells, winter and summer.

B. Grading and Drainage

Comments:

(1) During torrential rains it's possible water may be collecting / ponding at right side yard and rear of home and pool deck. Grade should have a slope of 6" in the first 10' away from foundation. Pooling and erosion alongside any foundation should be avoided to help prevent differential settlement and water from entering back into the home. Recommend keeping ground drains clear of dirt and debris, and proper grading to alleviate any standing water.

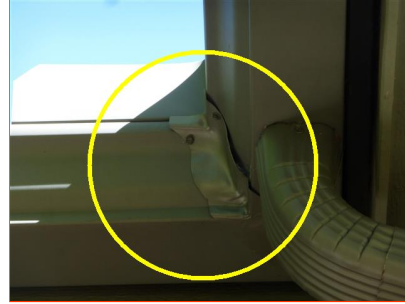
(2) The gutter appears to leak at seam on front of home. Recommend cleaning and apply gutter sealant or epoxy.

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I NI NP D



B. Item 1(Picture)



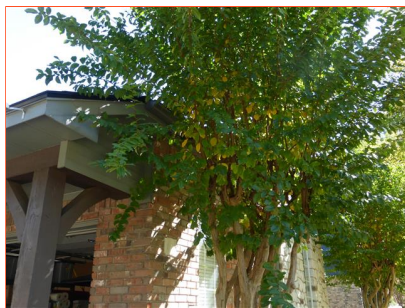
B. Item 2(Picture)

(3) Roof above exterior condensers was observed without gutters or diverter to direct water during rain. Overtime excessive splash and water infiltration can cause condenser wear.



B. Item 3(Picture)

(4) Trees / Shrubs and excessive grade were observed at front, rear, and exterior sides of home. Too much foliage and excessive grade can potentially allow the entry of unwanted insects to enter and create more problems or cause water to enter the structure.



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

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C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed roof covering from: Walked roof, Limited Access

Roof Ventilation: Soffit Vents, Attic Solar Fan

Comments:

(1) Roof covering and termination points were inspected and found functioning at the time of the inspection.

NOTE: Only visible areas of roof covering and termination points were inspected. Troughs, passive vents, valley locations, ridge vents, and backsides of chimneys are prone to moisture intrusion including flashing and siding areas during torrential wind driven rain or snow. It's important to note that listed conditions may exist although no visible signs were present during the inspection.

(2) Flashing located at left side of roof observed pulling up exposing nails. Recommend a qualified contractor inspect and repair.



C. Item 1(Picture)



C. Item 2(Picture)

D. Roof Structures and Attics

Roof Structure: 2 X 6 Rafters, Sheathing

Method used to observe attic: Walked, Sections of Attic Inaccessible

Attic info: Attic access

Attic Insulation: Blown

Approximate Average Depth of Insulation: 8 inches

Comments:

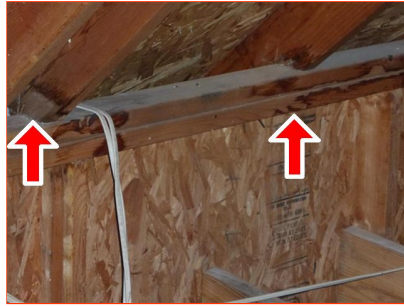
(1) Roof structure was inspected and found functioning as intended at the time of the inspection.

NOTE: During the inspection portions of the attic may have been found with limited access or may not have been physically viewed. The inspector makes every attempt to inspect each and every section of the attic structure. Some portions of attics make attempts to inspect dangerous for the inspector. This is for your information purpose.

(2) Evidence of moisture stains were observed within the attic. Due to lack of heavy rain during the inspection we are unable to determine if conditions noted are older conditions or if current conditions still exist. We recommend inquiring with seller of any past issues or repairs.

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D. Item 1(Picture)



D. Item 2(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood, Brick, Stone

Comments:

- (1) Exterior coach lamps were found without adequate sealant around fixtures and wall.
- (2) Moisture wear and damage was visible at sections of wall, trim, and window seal inside master bedroom. This makes conditions behind wall and trim unknown and we recommend inquiring with sellers of past issues or a qualified contractor inspect, evaluate, and repair.



E. Item 1(Picture)



E. Item 2(Picture)

- (3) Sections of wall tiles located inside enclosures of "all" showers in the home were observed in need of caulking improvements in wall corners, edges, escutcheon's, fixtures, drains, and junctions. Caulking improvements are needed to prevent water intrusion behind walls. The exposed areas noted can lead to chronic moisture intrusion and makes wall conditions behind tiles unknown. We recommend repair or improvements using a qualified contractor as needed.



E. Item 3(Picture)



E. Item 4(Picture)

- (4) Interior / exterior walls were inspected and as the home has aged signs of stress, wear, deterioration, and foundation settlement have formed at interior / exterior walls and trim (**See additional emailed**

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I	NI	NP	D
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photos). These visible signs are common in most previously occupied homes and are typically cosmetic. Wear at exterior fascia, trim, and siding boards were also visible along with signs of settlement at bricks and mortar. Repair methods can vary from simple caulking or painting to a more complex repair and may require a professional contractor for their improvements.

NOTE: Inspector makes every effort to address all items currently having an adverse effect on a home or property during the inspection. No probing or removal of outer cladding was performed to identify any past deficiencies.



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)



E. Item 10(Picture)

F. Ceilings and Floors

Floor Structure Type: Slab
Floor System Insulation: NONE
Ceiling Structure: 2X6

Comments:

- (1) Pockets were felt at sections of floor areas within the living room. This does not pose or indicate any issues with flooring and is for your information purpose only.
- (2) Toilets in the home were found in need of adequate caulking between bowls and floors. In addition,

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I NI NP D

caulking improvements were also found needed between tub and floor at master bath.

(3) Sections of floor tiles inside formal dining room were found cracked.

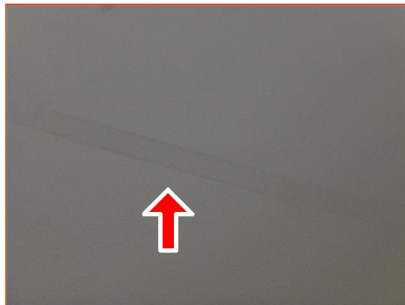


F. Item 1(Picture)

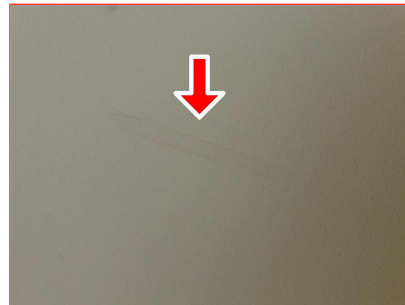


F. Item 2(Picture)

(4) We observed evidence of moisture stains at living room ceiling. It's important to note that the HVAC units are located within the attic above noted evidence. We recommend inquiring with seller of any past issues or repairs or a qualified contractor to further inspect and evaluate.



F. Item 3(Picture)



F. Item 4(Picture)

(5) During shower pan test inside guest bath 1 water was seen leaking from exterior slab. We recommend a qualified contractor further inspect, evaluate, and repair prior to close.

NOTE: Results from a pan test are determined by plugging the drain and allowing portable water to stand within the pan enclosure. For not less than 15min results can be visually determined by moisture evidence outside of the tested enclosure. "IRC P2503.6"

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F. Item 5(Picture)



F. Item 6(Picture)



F. Item 7(Picture)



F. Item 8(Video)

G. Doors (Interior and Exterior)

Comments:

- (1) A few interior / exterior doors were observed not holding at strike plates, catching against door jam, not properly securing, were missing stops or door hardware, or were found swinging. Repairs may involve adjustment or installation of door hardware.
- (2) We found double vehicle garage door locking mechanism engaging while using mechanical overhead door operator.



G. Item 1(Picture)

- (3) Splash guard was observed missing from bottom of master bath shower door.

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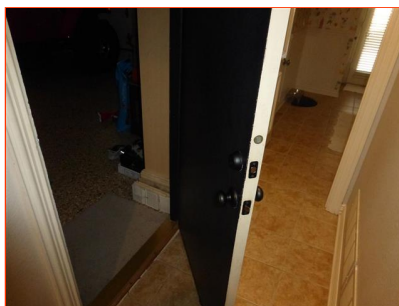
I	NI	NP	D
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G. Item 2(Picture)

(4) Door leading from home to garage was found **not** self closing.

NOTE: R302.5



G. Item 3(Picture)

(5) Sealant improvements were found needed at **(all)** exit door thresholds.



G. Item 4(Picture)



G. Item 5(Picture)

H. Windows

Comments:

(1) Windows identified at 36 pane locations (SEE IDENTIFIED TAGS AT WINDOWS) appeared to have signs of moisture or streaking between the pane. This is an indication of windows which have lost their seal or a manufacture defect at the glass. Recommend a qualified contractor inspect and evaluate.

A: 7 at breakfast room

B: 1 at guest bedroom 1

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I	NI	NP	D
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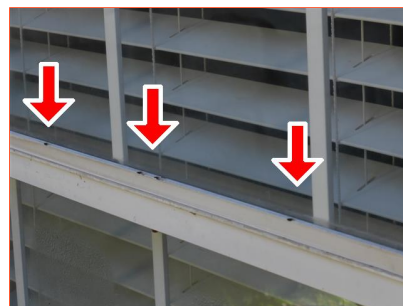
- C: 2 at guest bath 1
- E: 1 at front door
- G: 5 at formal living room
- I: 1 at master bath
- K: 1 at guest bedroom 2
- M: 3 at garage
- D: 5 at formal dining
- F: 5 at foyer
- H: 2 at master bed
- J: 1 at study
- L: 2 at game room

NOTE: SIGNS OF LOST SEALS IN THE THERMAL PANE WINDOWS MAY APPEARE AND DISAPPEAR AS TEMPERATURE / HUMIDITY CHANGES. SOME WINDOWS WITH LOST SEALS MAY NOT BE EVIDENT AT THE TIME OF THE INSPECTION OR COULD NOT BE VIEWED DUE TO HEIGHT ACCESS, WINDOW COVERINGS, FILM, DIRT, OR SOLAR SCREENS. WINDOWS ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME LOST SEALS WERE NOTED, WE RECOMMEND "ALL" WINDOWS BE EVALUATED BY A WINDOW SPECIALIST.

- (2) Caulking improvements were observed needed at various window edges throughout the home at interior and exterior.
- (3) We observed a few windows with torn or missing window screens.
- (4) Sections of window trim was seen worn or damaged at exterior side of a several windows.



H. Item 1(Picture)



H. Item 2(Picture)

- (5) Multiple windows throughout the home were found closed stiff and could not be opened using normal force.

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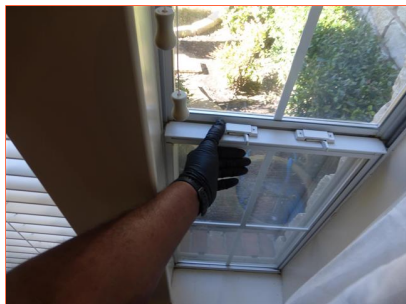
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H. Item 3(Picture)



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

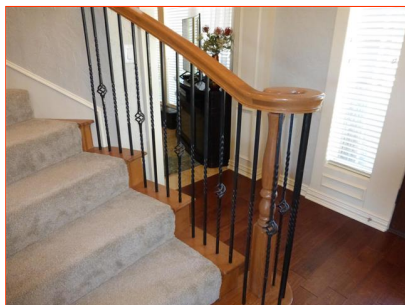
I. Stairways (Interior and Exterior)

Comments:

Stairs, handrails, and balusters were inspected and several balusters were observed loose at rails.



I. Item 1(Picture)



I. Item 2(Picture)

J. Fireplaces and Chimneys

Types of Fireplaces: Direct Vent

Operable Fireplaces: Two

Chimney (exterior): Metal Flue Pipe

Comments:

(1) Both fireplace and chimneys were inspected and found functioning at the time of the inspection.

NOTE: Only visible sections of the chimney flue were inspected. It's important to note that routine chimney inspections by a certified chimney professional should be performed to identify and prevent any future problems.

(2) Evidence of etching / film was observed at glass insert at fireplace opening.

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

I NI NP D

It's important to note: The white film is sulfuric acid. All fossil fuel produces sulfur during the combustion process, and when this sulfur is mixed with moisture, sulfuric acid is created. The white film (acid) may permanently etch the glass and should be removed on a regular basis. Permanent damage might already have occurred to the glass panels and replacement may be necessary.



J. Item 1(Picture)

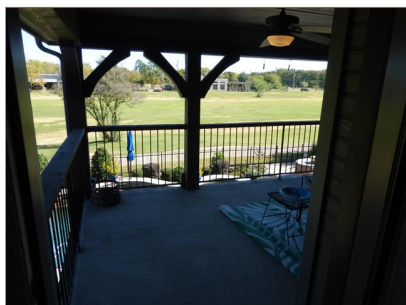


J. Item 2(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

(1) Cracking and separation were visible at sections of upper balcony and wall. Sealing cracks with appropriate material may help to prevent further separation.



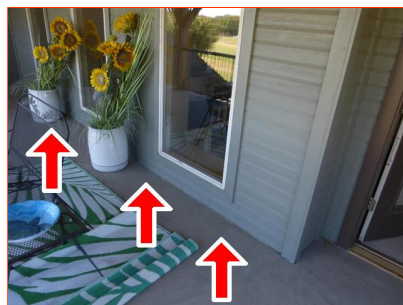
K. Item 1(Picture)



K. Item 2(Picture)



K. Item 3(Picture)



K. Item 4(Picture)

(2) Cracking was observed at sections of front porch and rear pool deck and patio. Sealing cracks with appropriate material may help to prevent further separation. This type of cracking is typically associated to the curing process or human error.

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I NI NP D



K. Item 5(Picture)



K. Item 6(Picture)



K. Item 7(Picture)



K. Item 8(Picture)

L. Other

Comments:

(1) Multiple areas throughout the interior of the home and garage were observed with items blocking direct or visible access.

NOTE: Inspector makes every attempt to inspect all accessible items during an inspection. No items were moved or positioned during the inspection. All windows, floor covering, wall covering, outlets, electrical panels, and attic access should be visible and accessible during the inspection. There is a separate charge to return and inspect items noted.

(2) Cracking and separation were observed at sections of concrete driveway. Sealing cracks with appropriate material may help to prevent further separation. If settlement or separation continues it may be necessary for qualified contractor to repair.



L. Item 1(Picture)



L. Item 2(Picture)

Report Identification: 910 Walnut Falls Cir

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

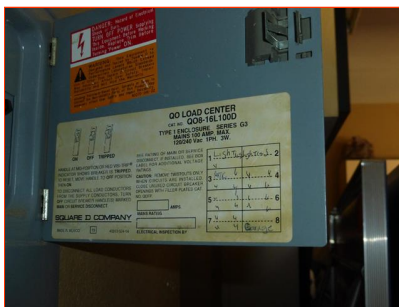
Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D

Comments:

(1) Not all breakers at electrical sub panel were found properly labeled.



A. Item 1(Picture)

(2) Internal wiring at electrical service panels located in the garage could not be inspected due to seller item blocking panel covers. We were not able to inspect for loose wiring, double taps, neutral separation, under size wiring or overheated wires. There is an additional charge for a separate trip to return and inspect the electrical panel boxes.



A. Item 2(Picture)

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Type of Wiring: Romex

Comments:

(1) **(Age Related Item)** We did not observe installed arc fault circuits inside the electrical panel. The installation of arc faults were not common practice in homes of this age but are recommended.

NOTE: 210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

(2) **(Age Related Item)** We did not observe installed tamper proof outlets in required areas within the home.

NOTE: Tamper-Resistant Receptacles (TR): All 15- and 20-ampere receptacles in a home are now required to be tamper-resistant. Tamper-resistant receptacles have built-in shutters that prevent children from inserting foreign objects in the receptacle slots.

(3) A few lights inside and outside the home did not work when tested. We did not inspect each individual light fixture for electrical current and we recommend inquiring with sellers of any past issues with fixtures or replace bulbs as needed.

(4) We did not observe any carbon monoxide detectors in home during the inspection. Due to gas supplied to appliances in the home we recommended that one is installed according to the manufacturer's instructions.

(5) During inspection of jet tub at master bath we could not locate GFCI disconnect for tub motor. GFCI disconnects may be hidden from view or blocked making them not visible during an inspection.

(6) Open / exposed electrical junctions were observed at garage ceiling. Electrical junctions should be enclosed within approved boxes with covers.



B. Item 1(Picture)



B. Item 2(Picture)

(7) Electrical outlet near laundry room sink was found **not** GFCI (Ground Fault Circuit Interrupter) protected. GFCI outlets at kitchens, baths, garages, exterior, and outlets near water sources are recommended for added protection.

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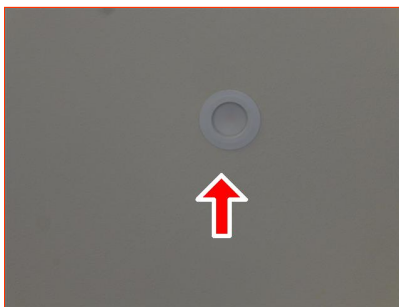


B. Item 3(Picture)



B. Item 4(Picture)

(8) It appears there may be a two way wall switch installed at main living room controlling ceiling can lights instead of a three way wall switch. This is considered a mis-wire and a licensed electrician should inspect and evaluate.



B. Item 5(Picture)

(9) Identified accessible electrical outlets below were observed loose at the wall. Loose outlets pose risk of arcing due to wire connections becoming disconnected. Loose wires at outlets have been led to the cause of fires. We recommend a licensed electrician inspect and repair.

A: 1 at kitchen

B: 2 at laundry

C: 1 at master bath

D: 1 at Jack & Jill bath



B. Item 6(Picture)



B. Item 7(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

A. Heating Equipment

Type of Systems (Heating): Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): Two

Heat System Brand: American Standard, Lennox

Comments:

Both heating systems were inspected for proper temperature rise which typically should range between 35 - 65 degrees. Supply temperature on lower system read 114 and the return temperature read 73. Supply temperature on upper system read 116 and the return temperature read 72. This indicates the units are heating as intended.

NOTE: THERMOSTATS ARE CHECKED IN MANUAL MODE ONLY. FULL EVALUATION OF THE INTEGRITY OF A HEAT SYSTEM REQUIRES DISMANTLING AND IS BEYOND THE SCOPE OF THIS INSPECTION.

B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Central Air Brand: American Standard, Lennox

Comments:

(1) Ambient air test were performed by using a thermometer at registers of the Air Conditioners to determine if difference in temperatures of supply and return air are between 15 degrees and 22 degrees which indicates that units are cooling as intended. Supply air temperature on lower system read 52 degrees and the return air temperature was 70 degrees. Supply air temperature on upper system read 49 degrees and the return air temperature was 70 degrees. This indicates the range in temperature drop on both units read normal.

It's always recommended to adopt a service program performed by a license HVAC technician. We have seen units fail shortly after a home inspection during seasonal changes and cannot determine or warrant how long the units will last before a replacement is necessary.

(2) Rust and water were observed standing inside HVAC pan within the attic. Recommend a licensed HVAC technician inspect and service prior to close.

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

I	NI	NP	D
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B. Item 1(Picture)



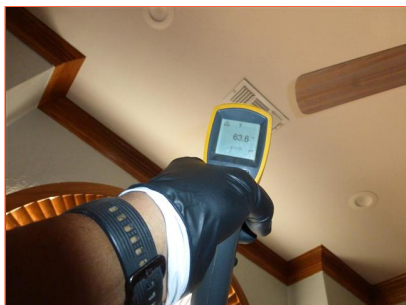
B. Item 2(Picture)

C. Duct System, Chases, and Vents

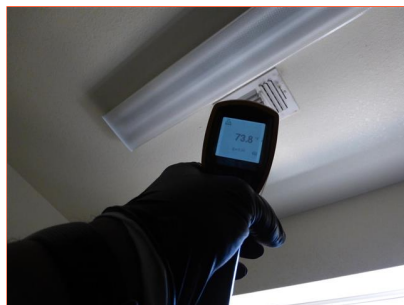
Ductwork: Insulated
Filter Type: Disposable
Filter Size: (Two filters), 20x25

Comments:

(1) Register readings were taken at each register to determine proper heating and cooling. Air register temperatures inside study room and master bath closet were found with more than 10 degree increase in temperature over other air registers. This is considered an imbalance in the ventilation system and we recommend a qualified HVAC technician inspect and evaluate.



C. Item 1(Picture)

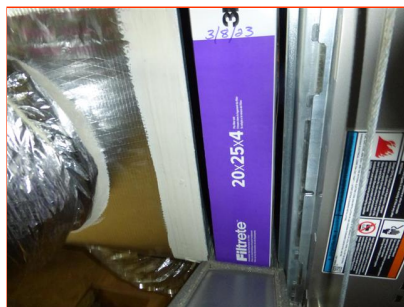


C. Item 2(Picture)

(2) Disposable air filters were found dirty. Failure to change filters regularly could result in poor health as well as high electric bills and future repairs.



C. Item 3(Picture)



C. Item 4(Picture)

Report Identification: 910 Walnut Falls Cir

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Street

Location of main water supply valve: Unknown (cannot locate)

Static water pressure reading: 84 pounds/square inch

Type of supply piping material: Copper

Plumbing Water Distribution (inside home): Copper

Water Filters: (We do not inspect filtration systems)

Comments:

- (1) Secondary water shutoff valve could not be located during the inspection. Secondary valves are typically located at front shrubs, garage, or inside laundry rooms and should always remain visible.
- (2) Water pressure tested at hose bib read 84 psi. The State requires water pressure at properties to be a minimum of 40 psi and maximum of 80 psi. Water pressure too high can cause damage to plumbing fixtures or blow gaskets and seals. In order to reduce or regulate the water pressure in the home a pressure reducing valve (PRV) would have to be installed. Recommend a licensed plumber inspect and evaluate.

NOTE: Pressure reducing valves are compact devices that help to automatically reduce high incoming water pressure from the city main. They regulate and maintain a set pressure thereby insuring that the home piping and appliances operate under a safe and satisfactory pressure.



A. Item 1(Picture)

- (3) Right side hot / Cold water valve located inside master bath shower was observed producing temperatures in reverse position. Example: When setting water valve to hot position cold water would flow. Recommend a licensed plumber inspect and repair.

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

I NI NP D



A. Item 2(Picture)

(4) Shower head pipes below were found loose at wall.

A: Guest bath 1 shower head pipe

B: Left pipe inside master bath

C: Shower head pipe inside Jack & Jill bath



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

B. Drains, Wastes, and Vents

Washer Drain Size: 2" Diameter

Type of drain piping material: PVC

Comments:

(1) Plunger rod was observed detached from pivot rod beneath left sink at Jack & Jill bath.

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

I NI NP D



B. Item 1(Picture)

(2) Water was observed slow to drain inside master bath tub. Recommend a licensed plumber inspect and repair.



B. Item 2(Picture)

(3) Leaks were observed at identified drain locations below. Recommend a licensed plumber inspect and repair.

A: Right sink drain connection at master bath

B: Left sink drain connection inside Jack & Jill bath



B. Item 3(Picture)



B. Item 4(Picture)

C. Water Heating Equipment

Water Heater Energy Sources: Gas (quick recovery)

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

I NI NP D

Water Heater Capacity: 50 Gallon (2-3 people), 2 Units

Water Heater Location: Attic

Water Heater Manufacturer: Bradford-White, Rheem

Comments:

Both water heaters were inspected and were found producing hot water temperatures to faucets in the home.

NOTE: We did not attempt to release water from the TP&R (Temperature Pressure Relief) valve on the water heaters due to drain lines were seen entering wall / floor cavity.

RULE §535.231 Standards of Practice: Minimum Inspection Requirements for Plumbing Systems

(3) The inspector is not required to:

(B) 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.

D. Hydro-Massage Therapy Equipment

Comments:

Jet tub located at master bath was observed functioning at the time of the inspection. Quick access to the motor was not observed and therefore we were not able to inspect the motor and suction lines for leaks.



D. Item 1(Picture)



D. Item 2(Picture)

E. Gas Distribution Systems and Gas Appliances

Comments:

(1) Gas supply at each accessible gas fueled appliance was inspected and found functioning as intended during the inspection.

(2) Gas supply line connection at rear patio was found not in use and lacking a cap.

NOTE: Gas supply lines not being used to service an appliance should be blocked or capped at the termination.

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

I NI NP D



E. Item 1(Picture)

(3) We did not observe dirt legs installed at one of the water heaters and one of the furnace unit gas supply lines. Recommend a licensed plumber inspect and repair as needed.

NOTE: A dirt leg is a stub end pipe that is placed at a low point in the gas piping, which is used to collect debris and condensate, and also permits its removal. As a result, it prevents them from reaching the critical components in the gas line.



E. Item 2(Picture)



E. Item 3(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

A. Dishwashers

Dishwasher Brand: Miele

Comments:

Dishwasher was inspected and found functioning during the inspection.

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

Food waste disposer was inspected and functioning during the inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

Vented cooktop exhaust vent fan was inspected and found functioning during the inspection.

D. Ranges, Cooktops, and Ovens

Range/Oven: Kitchen Aide

Comments:

(1) Ovens were inspected and found functioning during the inspection.

(2) Two cooktop heating elements were observed brighter than other elements which may indicate halogen cookers or possible malfunction.



D. Item 1(Picture)



D. Item 2(Picture)

E. Microwave Ovens

Built in Microwave: Kitchen Aide

Comments:

Microwave was inspected and found functioning during the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

(1) Mechanical exhaust vent fans were inspected and found functioning during the inspection.

(2) Mechanical exhaust vents appeared to terminate within the attic. Vents terminating within the attic could cause moisture within attic space.

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

I NI NP D



F. Item 1(Picture)

G. Garage Door Operators

Comments:

Both garage door operators were inspected and found functioning when tested.

H. Dryer Exhaust Systems

Comments:

Dryer vent was inspected and found functioning during the inspection.

NOTE: Clothes taking longer than normal to dry could be a cause of blockage within the vent pipe or at the exit point. Routine inspections of your dryer vent is important and recommended to detect early clogging. This allows your dryer to run more efficient and helps to prevent fires associated with lint blockage.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(1) Rain Bird 7 zone sprinkler control system was inspected. Individual zones are listed below.

Zone 1: Left perimeter front

Zone 2: Left front

Zone 3: Right front

Zone 4: Rear shrubs

Zone 5: Front shrubs

Zone 6: Right rear shrubs

Zone 7: Left rear yard

(2) Identified sprinkler heads or zones were observed needing adjustment or repair. Recommend a qualified irrigation specialist inspect and repair.

A: A few sprinkler heads on zones were found over spraying objects and are in need of radius adjustments.

NOTE: Multiple spray heads on the sprinkler system may need to be re-positioned for adequate coverage and was not individually listed in the report.

(3) Handle at sprinkler backflow valve near street was observed covered with earth and worn or rusted off.



A. Item 1(Picture)



A. Item 2(Picture)

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Gunite (concrete)

Style: In ground, Heated

Shape: Freeform

Comments:

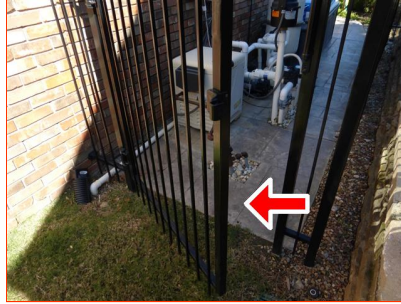
(1) No audible pool alarm was observed at rear door. The alarm is required to sound continuously for a minimum of 30 seconds immediately after the door is opened unless a deactivation switch is installed.

(2) We did not observe a installed check valve inline from pool heater.

(3) Pool gates should be self closing, self latching, and should swing away from pool area. Right side gate at this property was observed not self closing.

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

I NI NP D



B. Item 1(Picture)

(4) Two Jandy valves were found lacking twist locks at the handles.



B. Item 2(Picture)



B. Item 3(Picture)

(5) We were made aware the pool heater was not functioning. Therefore we did not attempt to turn on and operate pool heater during the inspection.



B. Item 4(Picture)

(6) Calcium was seen forming at sections bricks and walls inside pool.



B. Item 5(Picture)

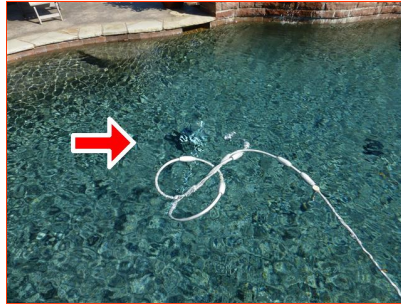


B. Item 6(Picture)

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

I NI NP D

(7) Polaris was **not** functioning as intended during the inspection.



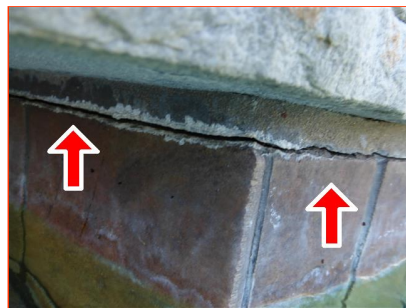
B. Item 7(Picture)

(8) Spa blower pressure switch at spa edge was inspected and found not functioning as intended during the inspection.



B. Item 8(Picture)

(9) Separation was visible along areas between coping and pool wall.



B. Item 9(Picture)



B. Item 10(Picture)

(10) During inspection inside skimmer basket we noticed cracks inside basket wall. We are unable to determine if cracks are superficial or if they penetrate through the basket material. We recommend a pool specialist inspect and evaluate.

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

I NI NP D



B. Item 11(Picture)

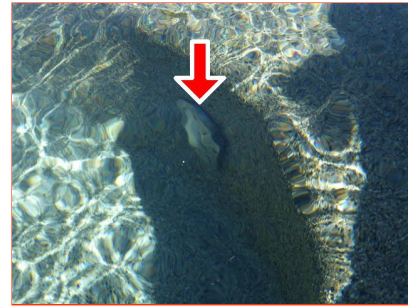


B. Item 12(Picture)

(11) Spa light was observed not functioning during the inspection. Recommend a qualified pool specialist inspect and repair.



B. Item 13(Picture)



B. Item 14(Picture)

(12) Leaks were observed at identified pool equipment locations below. We recommend a licensed pool specialist inspect and repair.

A: Cleaner pump at propeller housing



B. Item 15(Picture)

General Summary



**P.O. Box 5546
Frisco, TX. 75035
972-322-5062**

Customer
Michael Sullivan

Address
910 Walnut Falls Cir
Mansfield TX 76063

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Deficient

(1) During torrential rains it's possible water may be collecting / ponding at right side yard and rear of home and pool deck. Grade should have a slope of 6" in the first 10' away from foundation. Pooling and erosion alongside any foundation should be avoided to help prevent differential settlement and water from entering back into the home. Recommend keeping ground drains clear of dirt and debris, and proper grading to alleviate any standing water.

(2) The gutter appears to leak at seam on front of home. Recommend cleaning and apply gutter sealant or epoxy.

(3) Roof above exterior condensers was observed without gutters or diverter to direct water during rain. Overtime excessive splash and water infiltration can cause condenser wear.

(4) Trees / Shrubs and excessive grade were observed at front, rear, and exterior sides of home. Too much foliage and excessive grade can potentially allow the entry of unwanted insects to enter and create more problems or cause water to enter the structure.

C. Roof Covering Materials

Inspected, Deficient

(2) Flashing located at left side of roof observed pulling up exposing nails. Recommend a qualified contractor inspect and repair.

D. Roof Structures and Attics

Inspected, Deficient

(2) Evidence of moisture stains were observed within the attic. Due to lack of heavy rain during the inspection we are unable to determine if conditions noted are older conditions or if current conditions still exist. We recommend inquiring with seller of any past issues or repairs.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) Exterior coach lamps were found without adequate sealant around fixtures and wall.

(2) Moisture wear and damage was visible at sections of wall, trim, and window seal inside master bedroom. This makes conditions behind wall and trim unknown and we recommend inquiring with sellers of past issues or a qualified contractor inspect, evaluate, and repair.

(3) Sections of wall tiles located inside enclosures of "all" showers in the home were observed in need of caulking improvements in wall corners, edges, escutcheon's, fixtures, drains, and junctions. Caulking improvements are needed to prevent water intrusion behind walls. The exposed areas noted can lead to chronic moisture intrusion and makes wall conditions behind tiles unknown. We recommend repair or improvements using a qualified contractor as needed.

(4) Interior / exterior walls were inspected and as the home has aged signs of stress, wear, deterioration, and foundation settlement have formed at interior / exterior walls and trim (**See additional emailed photos**). These visible signs are common in most previously occupied homes and are typically cosmetic. Wear at exterior fascia, trim, and siding boards were also visible along with signs of settlement at bricks and mortar. Repair methods can vary from simple caulking or painting to a more complex repair and may require a professional contractor for their improvements.

NOTE: Inspector makes every effort to address all items currently having an adverse effect on a home or property during the inspection. No probing or removal of outer cladding was performed to identify any past deficiencies.

F. Ceilings and Floors

Inspected, Deficient

(1) Pockets were felt at sections of floor areas within the living room. This does not pose or indicate any issues with flooring and is for your information purpose only.

(2) Toilets in the home were found in need of adequate caulking between bowls and floors. In addition, caulking improvements were also found needed between tub and floor at master bath.

(3) Sections of floor tiles inside formal dining room were found cracked.

(4) We observed evidence of moisture stains at living room ceiling. It's important to note that the HVAC units are located within the attic above noted evidence. We recommend inquiring with seller of any past issues or repairs or a qualified contractor to further inspect and evaluate.

(5) During shower pan test inside guest bath 1 water was seen leaking from exterior slab. We recommend a qualified contractor further inspect, evaluate, and repair prior to close.

NOTE: Results from a pan test are determined by plugging the drain and allowing portable water to stand within the pan enclosure. For not less than 15min results can be visually determined by moisture evidence outside of the tested enclosure. "IRC P2503.6"

G. Doors (Interior and Exterior)

Inspected, Deficient

(1) A few interior / exterior doors were observed not holding at strike plates, catching against door jam, not properly securing, were missing stops or door hardware, or were found swinging. Repairs may involve adjustment or installation of door hardware.

(2) We found double vehicle garage door locking mechanism engaging while using mechanical overhead door operator.

(3) Splash guard was observed missing from bottom of master bath shower door.

(4) Door leading from home to garage was found **not** self closing.

NOTE: R302.5

(5) Sealant improvements were found needed at **(all)** exit door thresholds.

H. Windows

Inspected, Deficient

(1) Windows identified at 36 pane locations (SEE IDENTIFIED TAGS AT WINDOWS) appeared to have signs of moisture or streaking between the pane. This is an indication of windows which have lost their seal or a manufacture defect at the glass. Recommend a qualified contractor inspect and evaluate.

A: 7 at breakfast room

B: 1 at guest bedroom 1

C: 2 at guest bath 1

D: 5 at formal dining

E: 1 at front door

F: 5 at foyer

G: 5 at formal living room

H: 2 at master bed

I: 1 at master bath

J: 1 at study

K: 1 at guest bedroom 2

L: 2 at game room

M: 3 at garage

NOTE: SIGNS OF LOST SEALS IN THE THERMAL PANE WINDOWS MAY APPEARE AND DISAPPEAR AS TEMPERATURE / HUMIDITY CHANGES. SOME WINDOWS WITH LOST SEALS MAY NOT BE EVIDENT AT THE TIME OF THE INSPECTION OR COULD NOT BE VIEWED DUE TO HEIGHT ACCESS, WINDOW COVERINGS, FILM, DIRT, OR SOLAR SCREENS. WINDOWS ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME LOST SEALS WERE NOTED, WE RECOMMEND "ALL" WINDOWS BE EVALUATED BY A WINDOW SPECIALIST.

(2) Caulking improvements were observed needed at various window edges throughout the home at interior and exterior.

(3) We observed a few windows with torn or missing window screens.

(4) Sections of window trim was seen worn or damaged at exterior side of a several windows.

(5) Multiple windows throughout the home were found closed stiff and could not be opened using normal force.

I. Stairways (Interior and Exterior)

Inspected, Deficient

Stairs, handrails, and balusters were inspected and several balusters were observed loose at rails.

J. Fireplaces and Chimneys

Inspected, Deficient

(2) Evidence of etching / film was observed at glass insert at fireplace opening.

It's important to note: The white film is sulfuric acid. All fossil fuel produces sulfur during the combustion process, and when this sulfur is mixed with moisture, sulfuric acid is created. The white film (acid) may permanently etch the glass and should be removed on a regular basis. Permanent damage might already have occurred to the glass panels and replacement may be necessary.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

(1) Cracking and separation were visible at sections of upper balcony and wall. Sealing cracks with appropriate material may help to prevent further separation.

(2) Cracking was observed at sections of front porch and rear pool deck and patio. Sealing cracks with appropriate material may help to prevent further separation. This type of cracking is typically associated to the curing process or human error.

L. Other

Inspected, Deficient

(1) Multiple areas throughout the interior of the home and garage were observed with items blocking direct or visible access.

NOTE: Inspector makes every attempt to inspect all accessible items during an inspection. No items were moved or positioned during the inspection. All windows, floor covering, wall covering, outlets, electrical panels, and attic access should be visible and accessible during the inspection. There is a separate charge to return and inspect items noted.

(2) Cracking and separation were observed at sections of concrete driveway. Sealing cracks with appropriate material may help to prevent further separation. If settlement or separation continues it may be necessary for qualified contractor to repair.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Not Inspected, Deficient

(1) Not all breakers at electrical sub panel were found properly labeled.

(2) Internal wiring at electrical service panels located in the garage could not be inspected due to seller item blocking panel covers. We were not able to inspect for loose wiring, double taps, neutral separation, under size wiring or overheated wires. There is an additional charge for a separate trip to return and inspect the electrical panel boxes.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

(1) **(Age Related Item)** We did not observe installed arc fault circuits inside the electrical panel. The installation of arc faults were not common practice in homes of this age but are recommended.

NOTE: 210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

(2) **(Age Related Item)** We did not observe installed tamper proof outlets in required areas within the home.

NOTE: Tamper-Resistant Receptacles (TR): All 15- and 20-ampere receptacles in a home are now required to be tamper-resistant. Tamper-resistant receptacles have built-in shutters that prevent children from inserting foreign objects in the receptacle slots.

(3) A few lights inside and outside the home did not work when tested. We did not inspect each individual light fixture for electrical current and we recommend inquiring with sellers of any past issues with fixtures or replace bulbs as needed.

(4) We did not observe any carbon monoxide detectors in home during the inspection. Due to gas supplied to appliances in the home we recommended that one is installed according to the manufacturer's instructions.

(5) During inspection of jet tub at master bath we could not locate GFCI disconnect for tub motor. GFCI disconnects may be hidden from view or blocked making them not visible during an inspection.

(6) Open / exposed electrical junctions were observed at garage ceiling. Electrical junctions should be enclosed within approved boxes with covers.

(7) Electrical outlet near laundry room sink was found **not** GFCI (Ground Fault Circuit Interrupter) protected. GFCI outlets at kitchens, baths, garages, exterior, and outlets near water sources are recommended for added protection.

(8) It appears there may be a two way wall switch installed at main living room controlling ceiling can lights instead of a three way wall switch. This is considered a mis-wire and a licensed electrician should inspect and evaluate.

(9) Identified accessible electrical outlets below were observed loose at the wall. Loose outlets pose risk of arcing due to wire connections becoming disconnected. Loose wires at outlets have been led to the cause of fires. We recommend a licensed electrician inspect and repair.

A: 1 at kitchen

B: 2 at laundry

C: 1 at master bath

D: 1 at Jack & Jill bath

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

(2) Rust and water were observed standing inside HVAC pan within the attic. Recommend a licensed HVAC technician inspect and service prior to close.

C. Duct System, Chases, and Vents

Inspected, Deficient

(1) Register readings were taken at each register to determine proper heating and cooling. Air register temperatures inside study room and master bath closet were found with more than 10 degree increase in temperature over other air registers. This is considered an imbalance in the ventilation system and we recommend a qualified HVAC technician inspect and evaluate.

(2) Disposable air filters were found dirty. Failure to change filters regularly could result in poor health as well as high electric bills and future repairs.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficient

(1) Secondary water shutoff valve could not be located during the inspection. Secondary valves are typically located at front shrubs, garage, or inside laundry rooms and should always remain visible.

(2) Water pressure tested at hose bib read 84 psi. The State requires water pressure at properties to be a minimum of 40 psi and maximum of 80 psi. Water pressure too high can cause damage to plumbing fixtures or blow gaskets and seals. In order to reduce or regulate the water pressure in the home a pressure reducing valve (PRV) would have to be installed. Recommend a licensed plumber inspect and evaluate.

NOTE: Pressure reducing valves are compact devices that help to automatically reduce high incoming water pressure from the city main. They regulate and maintain a set pressure thereby insuring that the home piping and appliances operate under a safe and satisfactory pressure.

(3) Right side hot / Cold water valve located inside master bath shower was observed producing temperatures in reverse position. Example: When setting water valve to hot position cold water would flow. Recommend a licensed plumber inspect and repair.

(4) Shower head pipes below were found loose at wall.

A: Guest bath 1 shower head pipe

B: Left pipe inside master bath

C: Shower head pipe inside Jack & Jill bath

B. Drains, Wastes, and Vents

Inspected, Deficient

(1) Plunger rod was observed detached from pivot rod beneath left sink at Jack & Jill bath.

(2) Water was observed slow to drain inside master bath tub. Recommend a licensed plumber inspect and repair.

(3) Leaks were observed at identified drain locations below. Recommend a licensed plumber inspect and repair.

A: Right sink drain connection at master bath

B: Left sink drain connection inside Jack & Jill bath

D. Hydro-Massage Therapy Equipment

Inspected, Deficient

Jet tub located at master bath was observed functioning at the time of the inspection. Quick access to the motor was not observed and therefore we were not able to inspect the motor and suction lines for leaks.

E. Gas Distribution Systems and Gas Appliances

Inspected, Deficient

(2) Gas supply line connection at rear patio was found not in use and lacking a cap.

NOTE: Gas supply lines not being used to service an appliance should be blocked or capped at the termination.

(3) We did not observe dirt legs installed at one of the water heaters and one of the furnace unit gas supply lines. Recommend a licensed plumber inspect and repair as needed.

NOTE: A dirt leg is a stub end pipe that is placed at a low point in the gas piping, which is used to collect debris and condensate, and also permits its removal. As a result, it prevents them from reaching the critical components in the gas line.

V. APPLIANCES

D. Ranges, Cooktops, and Ovens

Inspected, Deficient

(2) Two cooktop heating elements were observed brighter than other elements which may indicate halogen cookers or possible malfunction.

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

(2) Mechanical exhaust vents appeared to terminate within the attic. Vents terminating within the attic could cause moisture within attic space.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient

(2) Identified sprinkler heads or zones were observed needing adjustment or repair. Recommend a qualified irrigation specialist inspect and repair.

A: A few sprinkler heads on zones were found over spraying objects and are in need of radius adjustments.

NOTE: Multiple spray heads on the sprinkler system may need to be re-positioned for adequate coverage and was not individually listed in the report.

(3) Handle at sprinkler backflow valve near street was observed covered with earth and worn or rusted off.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Inspected, Deficient

- (1) No audible pool alarm was observed at rear door. The alarm is required to sound continuously for a minimum of 30 seconds immediately after the door is opened unless a deactivation switch is installed.
- (2) We did not observe a installed check valve inline from pool heater.
- (3) Pool gates should be self closing, self latching, and should swing away from pool area. Right side gate at this property was observed not self closing.
- (4) Two Jandy valves were found lacking twist locks at the handles.
- (5) We were made aware the pool heater was not functioning. Therefore we did not attempt to turn on and operate pool heater during the inspection.
- (6) Calcium was seen forming at sections bricks and walls inside pool.
- (7) Polaris was **not** functioning as intended during the inspection.
- (8) Spa blower pressure switch at spa edge was inspected and found not functioning as intended during the inspection.
- (9) Separation was visible along areas between coping and pool wall.
- (10) During inspection inside skimmer basket we noticed cracks inside basket wall. We are unable to determine if cracks are superficial or if they penetrate through the basket material. We recommend a pool specialist inspect and evaluate.
- (11) Spa light was observed not functioning during the inspection. Recommend a qualified pool specialist inspect and repair.
- (12) Leaks were observed at identified pool equipment locations below. We recommend a licensed pool specialist inspect and repair.

A: Cleaner pump at propeller housing

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Innovex Home Inspections

P.O. Box 5546

Frisco, TX. 75035

972-322-5062

Inspected By: Ernest Johnson

Inspection Date: 11/7/2023

Report ID: 20231107-910-Walnut-Falls-Cir

Customer Info:	Inspection Property:
Michael Sullivan	910 Walnut Falls Cir Mansfield TX 76063
Customer's Real Estate Professional: Janna Seal 6th Ave Homes	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 4,001 - 4,500	450.00	1	450.00
Termite Inspection (Environmental Pest Control)	85.00	1	85.00
Sprinkler System Inspection	25.00	1	25.00
Gas	25.00	1	25.00
Swimming Pool	75.00	1	75.00

Tax \$0.00

Total Price \$660.00

Payment Method: Check

Payment Status: Paid

Note: Paid At Time Of Inspection