



RIVERBEND INSPECTIONS PLLC

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<https://www.riverbendinspections.com>



RIVERBEND INSPECTIONS RESIDENTIAL INSPECTION COPY

1234 Main Street
Waco TX 76708

Buyer Name

01/16/2024 9:00AM

Inspector
Kris Cline
TREC #26170
254-253-9051
kris@riverbendinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	01/16/2024 9:00AM <i>Date of Inspection</i>
1234 Waco TX 76708 <i>Address of Inspected Property</i>	
Kris Cline <i>Name of Inspector</i>	TREC #26170 <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: Vacant

Temperature (approximate): 45 to 60 Fahrenheit (F)

Weather Conditions: Partly Cloudy

In Attendance: Buyer Agent

Vacant Home Limitations:

This house was vacant / unoccupied at the time of inspection. While parts of the systems such as the plumbing, electric, septic, and HVAC were tested during inspection, this one-time test is quite different from regular use and it's not possible to know how these systems will respond to regular use after the inspection. The inspector made their best effort to look for clues of past or existing problems of these systems during the inspection but they cannot predict the future performance of a fully occupied home.

Picture Clarification:

Pictures will be used through out the report to better communicate certain deficiencies, highlight a certain type of deficiency that may be in multiple locations, show locations of some deficiencies, or provide information about and item being inspected. Not every defect has a picture and the pictures are not, and should not be considered inclusive of all defects.

Cause of Damage/Methods of Repair:

Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

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

Foundation Performance Opinion Qualification: In the opinion of the inspection the foundation was performing as intended at the time of the inspection. The buyer is encouraged to consult with a foundation specialist prior to closing if any concerns exist about the current or future performance of the foundation - The inspector is required to render a written opinion as to the performance of the foundations by the current Texas Standards of Practice. The opinion of the inspector is based on visual observed indicators of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. The inspector is not a structural engineer, does not take engineering measurements or perform any test such as soil samples or leak tests, and this inspection is not an engineering report or evaluation. If you want further evaluation, or if any cause of concern is noted in this report, we recommend further evaluation by a qualified professional.

1: Corner Pop

 Maintenance Item

Observed at back right corner. Corner pops can be cause by multiple factors including damage, thermal expansion of masonry veneers, and more. They are common at foundation corners and are cosmetic in nature. Recommend repair as needed by a qualified professional.

Recommendation: Contact a qualified professional.



2: Foundation Cracks - Minor

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. It not appear to be more than 1/4" wide or show signs of vertical displacement, or being wider at the top or bottom. Recommend monitoring for more serious shifting/displacement. If you have any further concerns about these cracks we recommend having a foundation specialist provide further evaluation and repair as recommended.

[Here is an informational article](#) on foundation cracks.

Recommendation: Recommend monitoring.

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Back beside patio

3: Potential Animal borrow

 Recommendation

There was a hole in the ground near the front left corner downspout that may be a potential animal burrow but further evaluation would be needed by a pest control specialist to confirm. The hole is beside the foundation and goes below the footing. This hole may collect water and impact the integrity of the soil at the foundation which could lead to foundation issues if not corrected. Recommend a pest control specialist evaluate further and infill the hole after any pest concerns have been take care of.

Recommendation: Contact a qualified professional.



B. Grading and Drainage

About Grading and Drainage:

Water around the foundation can have an adverse effect on it's performance. Proper grading and drainage helps water run off away from the foundation and can help prevent water from pooling around the foundation. In areas with expansive soils that swell, inadequate or improperly performing grading and drainage can increase the chances of swelling/contracting of the soil which can cause heaving/settling of the foundation.

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Grading Requirements:

It's recommended that the grade slope away from the foundation 6" within the first 10' away from the house.

1: Low Soil Levels

👉Recommendation

Low soil levels were observed at multiple locations at the foundation perimeter beam. Fill dirt is needed against the foundation perimeter wall to help support the foundation properly and to prevent ponding and erosion. Correction of low soil levels at the foundation is recommended.

Recommendation: Contact a qualified landscaping contractor



Left Side at Back



Back Left



Left Front



Outside Back Patio

2: No gutters at right and left sides

👉Recommendation

There was signs of erosion below the roofline where water is running off the roof where there is no guttering. In order for proper drainage away from foundation, and to prevent further erosion, installing guttering at the right and left sides is recommended.

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Recommendation: Contact a qualified professional.



3: Termination too Close and Erosion at Downspouts

🚩Recommendation

Erosion was observed at multiple downspouts. An extension or splash block is recommended to divert water at least 5 feet away from the foundation to prevent erosion and expanding of soil that may have an adverse impact on foundation performance.

Recommendation: Contact a handyman or DIY project



4: Insufficient downspouts

🚩Recommendation

There should be a downspout for roughly every 40 feet of gutter. Recommend additional downspouts be installed between the two at both the front and back to properly drain water away. This may be a potential factor in the low spot at the back patio, and the settlement at the front entry sidewalk

Recommendation: Contact a qualified professional.

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C. Roof Covering Materials

About Roof Coverings:

The roof system is composed of many different part, materials, and layers that are meant to keep water from penetrating the structure. This includes many materials such as sheeting, underlayment, flashings, fasteners, roof coverings and more. The roof inspection is a limited visual inspection and is limited to only the parts of the system that can be seen. Since many items are hidden there can be no guarantee that all damage, installation defects, and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy, or the potential for future problems which may arise. Any deficiencies found could be an indication of a more serious condition.



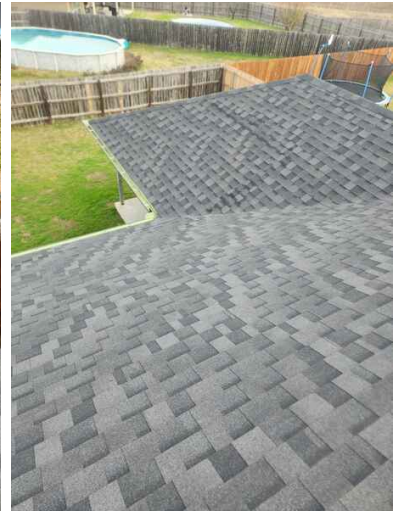
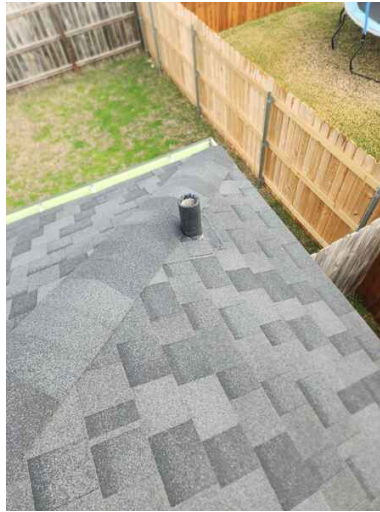
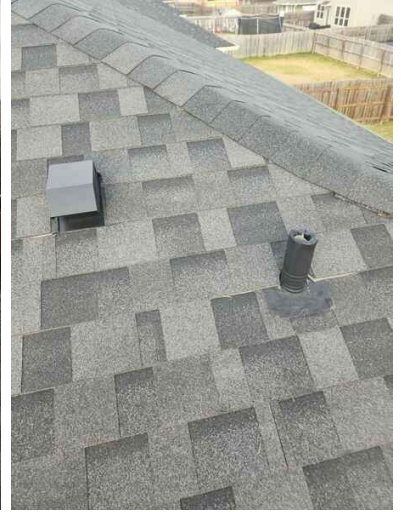
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Types of Roof Covering: Asphalt Shingle
Viewed From: Roof Surface
Dimensional Asphalt Shingle Information:

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I	NI	NP	D
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The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts

Roof Covering Lifespan:

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation Conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

1: Roofing Sealant at Vent Boot

🔴Recommendation

There was roofing sealant used to seal edges of vent boots at multiple locations. May be a potential repair to a leaking flashing. Recommend inquiring of the current owner about any leaks or repairs that may have been made. Sealants at flashings are not a permanent solution. Repair and replacement by a qualified roofing contractor is recommended if this was an attempted repair.

Recommendation: Contact a qualified roofing professional.



D. Roof Structures and Attics

About the Roof and Attic Structure:

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I	NI	NP	D
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The attic of a residence is important for several reasons. In warm, moist climates the attic is an essential element to creating an energy-efficient dwelling. Insulation in the attic must be of sufficient depth to achieve proper energy efficiency. There should also be sufficient air flow and/or humidity control in all confined areas of a home. The overall attic venting ratio should be at least 1/150th of total attic space, however, no measurements are taken as a part of the inspection. Other structural components in the attic include decking of the roof. Inspectors can only visibly inspect these components in areas that are accessible and considered safe to access by the inspector. Many elements of the roof and attic remain hidden or inaccessible. There is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns



Viewed From: : Inside Attic -
Only approximately % of the attic was observable

Approximate Average Depth of Insulation: 7-9 inches of spray foam Insulation R-value -
Type of Insulation: R Value/Inch, 38 R Value

Fiberglass (Loose-Fill): R-2.2 to 2.9, 13-17.5"

Cellulose (Loose-Fill): R-3.1 to 3.8, 10-12.25"

Fiberglass (Batts): R-2.9 to 3.8 10-13"

Closed Cell Spray Foam: R-6 to 7 5.5-6.5"

Foam Board: R-4.5 to 5 7.5-8.5"

Retro Foam Injection: R-4.6 to 5 7.5-8.25"

Open Cell Spray Foam: R-3.6 to 3.9 9.75-10.5"

Per current standards R38 in attics and ceilings is considered adequate

Types Ventilation: Soffit/Ridge at Garage Attic Only

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Left side exterior garage only

Comments:

The access to the attic above the garage is from the pulldown stair in the garage. Access the the attic over the main living area is the skuttle located in the master closet.

Spray Foam Visibility Limitation::

Due to spray foam installed on underside of roof structure it was not possible to visually inspect the rafters, sheeting , and other components covered by the foam.

1: Attic Pulldown Stair Door Not Fire Rated

🔴Recommendation

The attic stair door was not fire rated and breaks the continuity of fire separation between the home and attached garage which is required by current standards.

Recommendation: Contact a qualified carpenter.



2: Evidence of Rodents

🔴Recommendation

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I NI NP D

There was a significant amount of rodent droppings in the attic. Recommend a pest control specialist provide further evaluation and make necessary corrections to prevent further damage (see note regarding damage in walls section).

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

About Interior/Exterior Walls:

Walls are visually inspected for moisture penetration and general structural performance. Exterior wall coverings were inspected for signs of damage or deterioration. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls are not visible and cannot be inspected. Limitations: No additional testing is included for environmental factors such as, but not limited to: air quality, mold, insect intrusion points, excessive moisture, inadequate or defective drywall, or defective building materials. If any concerns regarding environmental factors arise, the client should consult with a certified professional in these areas. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition and should be evaluated further by a qualified professional if there are concerns.

Comments:

There were a couple of interior locations where repairs appear to have been made. If these areas are of concern inquiring about the repairs from the current owner is recommended.

I=Inspected

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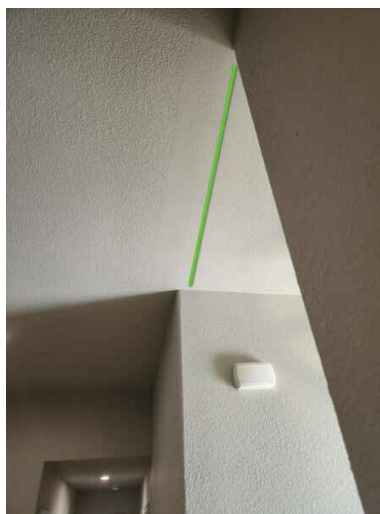
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Laundry Room



Difference in texture of repair can be see slightly at front entry

Types of Exterior Wall Claddings: Masonry Veneer, Cement Fiber Siding

Types of Interior Wall Coverings: Drywall

Cosmetic Deficiencies:

This house was occupied and has normal wear and tear such as minor cosmetic scuffs and scratches on the walls and trim. You should expect there may be more that are concealed by occupants belongings and decorations. There could also be additional cosmetic damage in the moving process that is not present today.

1: Cracks - Seam (cosmetic):

Recommendation

Seems cracks are common over time and due to minor settlement and are cosmetic in nature. There were seem cracks observed at the following locations:

Recommendation: Contact a qualified professional.



Pantry Door



Beginning of Hallway

2: Cracking- Mortar minor

Recommendation

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I NI NP D

There were multiple locations observed that had minor mortar crack. The cracks appear to shrinkage cracks and are mostly cosmetic in nature. Mortar Cracks can allow moisture intrusion and cause further deterioration of masonry cladding.

Recommendation: Contact a qualified professional.



Front Window by Front Door



Front Right Window



Front Right Corner



Garage Door



Back Patio

3: Crack In Masonry

🟡 Recommendation

A crack was observed at the exterior cladding that goes through both the mortar and masonry. Recommend repair of crack and monitoring for additional movement and/or expansion.

Recommendation: Recommend monitoring.

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I	NI	NP	D
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4: Window Sealant Not Adequate

 Maintenance Item

There was one or locations where the sealant between the window and the cladding could use minor improvement. It is recommended that sealant be properly installed to seal this gap to prevent water, pest, and insect intrusion.

Recommendation: Contact a handyman or DIY project



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5: Sealant Improvements at Exterior Trim

Recommendation

Sealant was observed to be missing, deteriorated, or inadequate and in need of improvement at exterior trim at one or more locations. Recommend improvement be made to prevent moisture, pest, and insect intrusion.

Recommendation: Contact a handyman or DIY project



Multiple Windows

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I	NI	NP	D
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Front Entry Siding Transition

6: Vegetation Clearance

 Maintenance Item

Vegetation was observed starting to grow to close to the exterior wall at the front of the house. Vegetation to close to the home can lead to water, pest, and insect intrusion and interfere with ability to perform maintenance work around the home. Recommend vegetation be trimmed to be at least one foot away from wall.

Recommendation: Recommended DIY Project



7: No Sealant at Controls joints

 Recommendation

There was no sealant observed in the brick control joints. It is recommended that sealant be properly installed to seal this gap to prevent water, pest, and insect intrusion.

Recommendation: Contact a handyman or DIY project

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8: Frieze Board Gap

🔴 Recommendation

The frieze board trim has separated at several corners. It is recommended that sealant be properly installed to seal this gap to prevent water, pest, and insect intrusion.

Recommendation: Contact a handyman or DIY project



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I	NI	NP	D
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9: Wood Column Deterioration

🔴 Recommendation

There is some signs of deterioration at the bottom of the wood column at the back patio. Recommend a qualified contractor or handyman install a metal bracket or other form of separation between the concrete and wood column.

Recommendation: Contact a qualified professional.



10: Sealant at back patio fixture

🔴 Recommendation

It is recommended that sealant be properly installed to seal this gap to prevent water, pest, and insect intrusion.

Recommendation: Contact a qualified professional.

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11: Paint improvements

🔴Recommendation

Paint is chipping and or peeling at eve below drip edge at left side of house. Recommend painting improvement be made as needed to protect the trim and prevent moisture damage.

Recommendation: Contact a qualified professional.



Left side eve

12: Moisture Damage at Garage Door Trim

🔴Recommendation

Slight moisture damage at Garage door surround. This is very common, and mostly cosmetic, as the trim is usually installed to close to grade. Recommend qualified professional cut back trim for 1 to 2 inches of clearance to avoid any further damage.

Recommendation: Contact a qualified professional.

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13: Potential Rodent Damage

🔴 Recommendation

What appeared to be rodent damage and access point was observed in the corner of the master bedroom walk-in closet. Recommend a pest control specialist evaluate further and make corrections as require.

Recommendation: Contact a qualified professional.



Master closet

14: Loose siding

🔴 Recommendation

There was a section of siding that was loose and bowed out from wall slightly at the front entry. Recommend a qualified carpenter make the necessary repairs.

Recommendation: Contact a qualified professional.

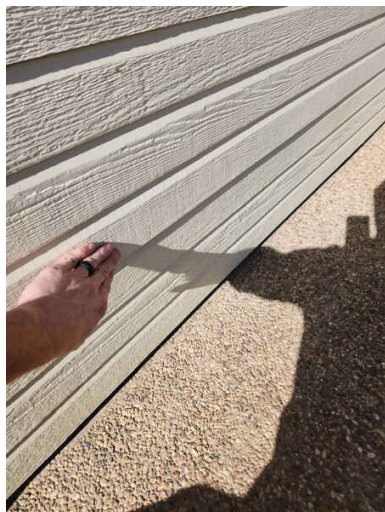
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I NI NP D



Right of garage at entry

F. Ceilings and Floors

About Ceilings and Floors::

Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. Any deficiencies noted can be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Comments:

Types of Interior Ceiling/Floor Coverings:: Drywall, Tile, Concrete, Carpet

1: Cracks in Concrete (Moderate)

Recommendation

There were cracks in the concrete that are larger than shrinkage crack. This may be due to settlement. Monitor cracks for expansion and movement. If these cracks are cause for concern we recommend further evaluation by a qualified professional.

Recommendation: Recommend monitoring.

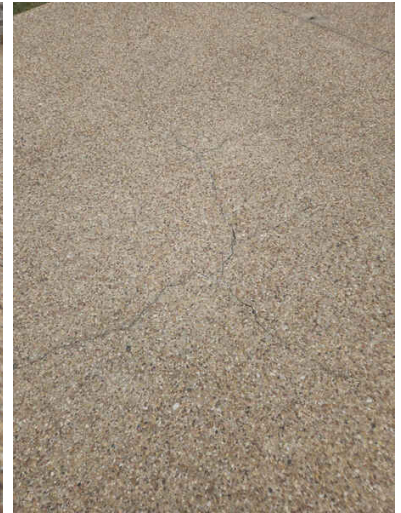
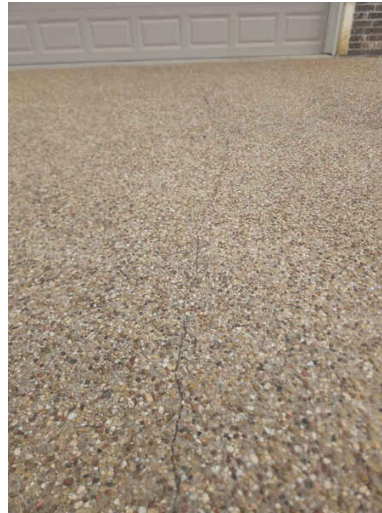
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2: Damage to concrete at patio

Recommendation

The surface is spalling off and there is a damaged section of the concrete at the front patio concrete. Recommend monitoring to see if further spalling continues. If these items are a cause for concern, repair by a qualified contractor is recommended.

Recommendation: Contact a qualified concrete contractor.

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I	NI	NP	D
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3: Exposed Reinforcing

🔴 Recommendation

Recommend repair by a qualified contractor to prevent further deterioration.

Recommendation: Contact a qualified concrete contractor.



4: Driveway Damage

🔴 Recommendation

Mild damage was observed at the driveway. Recommend repairing or sealing as needed to prevent further damage or deterioration.

Recommendation: Contact a qualified concrete contractor.

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5: Abandoned Hole

🔴Recommendation

There was an abandoned hole in the closet ceiling. Recommend repairing hold as required.

Recommendation: Contact a handyman or DIY project



Closet of first bedroom on right

G. Doors (Interior and Exterior)

About Doors:

Both Interior and exterior doors were inspected for proper functionality, noticeable deficiencies, and proper lock and latch function. Any deficiencies noted can potentially be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

1: Garage Passage Door Not Self Closing

🔴Recommendation

The passage door of an attached garage should have self closing hinges. The ensures the door will always close and not compromise the fire barrier between the garage and the inhabitable area of the home. Recommend installation of self closing door hinges.

Recommendation: Contact a qualified professional.

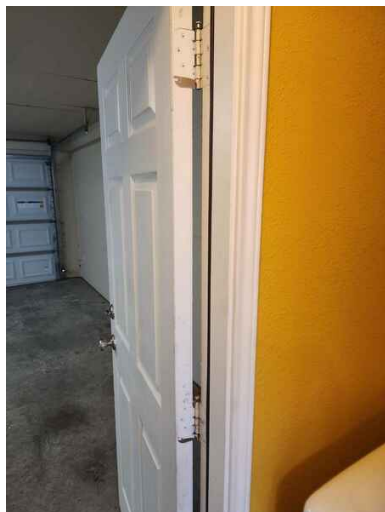
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H. Windows

About Windows:

Accessible windows were operated for general functionality, observable deficiencies, locations where safety glass was required, and visible evidence of broken seals.

The Windows Were Inspected::

There were no deficiencies observed at the time of the inspection.

Comments:

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

No Fireplace Present:

There was not a fireplace present at the property to inspect

K. Porches, Balconies, Decks, and Carports

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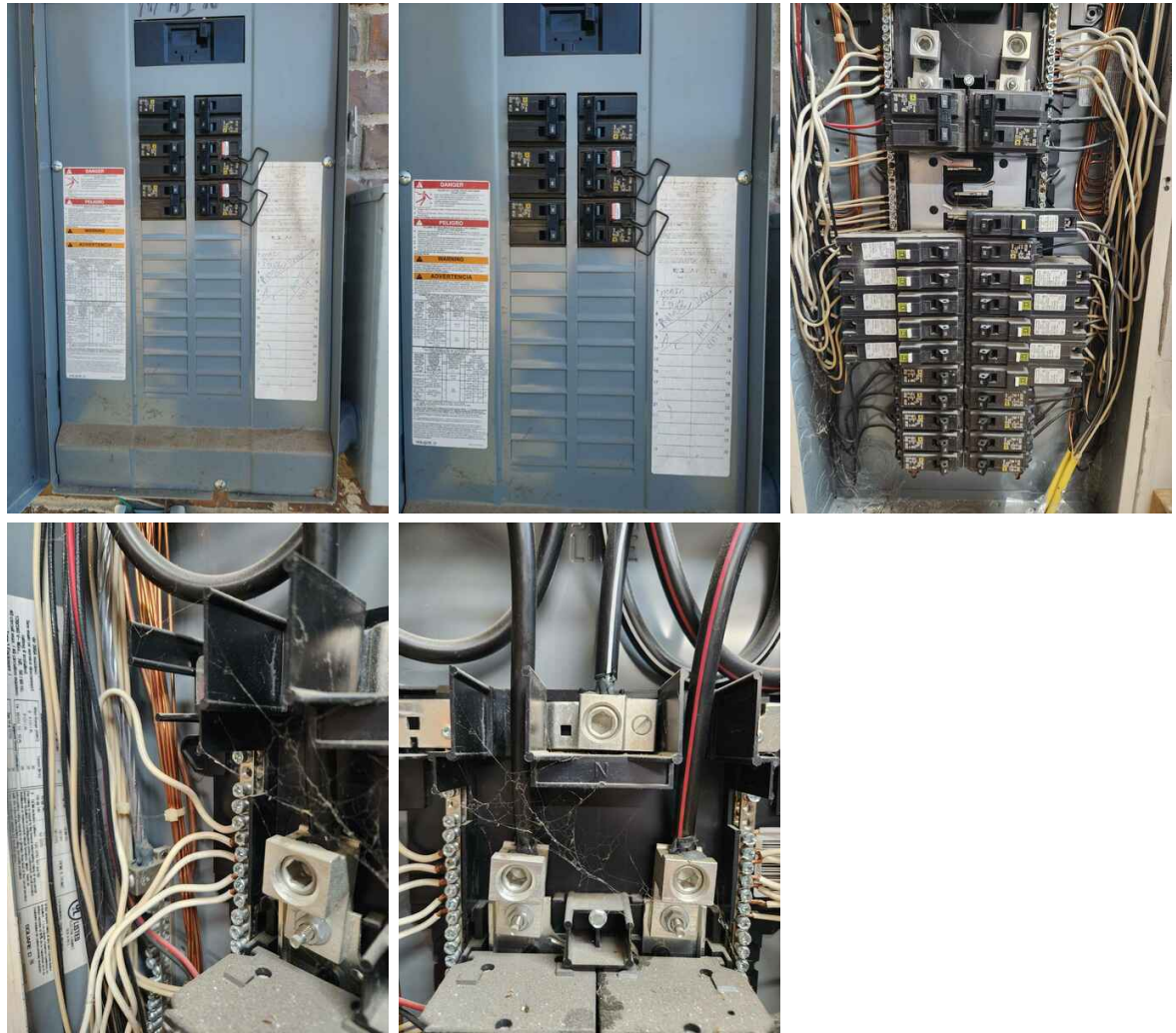
I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

About Electrical Panel::

Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Inspectors will attempt to remove the cover when deemed safe by the inspector to do so.



Main Disconnect Rating::
200 Amps

Left Side of House

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Main Panel Location::
Left side of home next to meter

Subpanel Location::
Subpanel located on right side of garage

Service Panel Was Inspected:
The service panel was inspected and the dead front was removed from the service panel for inspection. No deficiencies were observed inside the panel at the time of the inspection.

Subpanel(s) Were Inspected::
The dead front was removed from the subpanel(s) for inspection. No deficiencies were observed inside the panel(s) at the time of the inspection

Inaccessible :
Limitation: Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not verify the effectiveness or performance of any over-current devices/breakers. If the client has any concerns with the electrical system or its insurability, they are encouraged to consult with a licensed electrician. Any deficiencies found could be an indication of a more serious condition and further evaluation/diagnosis by a licensed electrician is warranted

1: Service Conduit

➔Recommendation

The service conduit was not properly connected together at the panel box. This separation can allow moisture, insects, and rodents into the conduit and panel box. Recommend this be corrected by a qualified electrician.

Recommendation: Contact a qualified electrical contractor.

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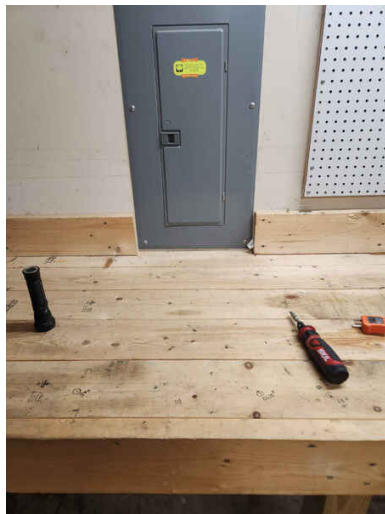


2: Improper Clearance

Recommendation

There should be 3 feet in front of the panel and 30 inches side to side for clearance for anyone to safely work at the panel if needed. Recommend making corrections as needed for the proper clearance.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

About Branch Circuits, Connected Devices, and Fixtures::

The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system in not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFCI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are inspected, their effectiveness, interconnectivity or suitability for the hearing impaired are not verified. Low voltage systems and

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disassembly of mechanical appliances are not included in the inspection

Could Not Test Recessed Hall Outlet:



1: Absence of Ground Fault Circuit Interrupter (GFCI) Protection

🔴Recommendation

GFCI protection (Breaker or receptacle) are required in the following locations per current building standards; bathroom receptacles, garage and accessory building receptacles, outdoor receptacles, crawl space receptacles and lighting outlets, basement receptacles, receptacles that serve kitchen countertops, receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub, laundry area receptacles, indoor damp and wet location receptacles, kitchen dishwasher receptacle, and electrically heated floors. Recommend a qualified electrician make the necessary repairs to provide GFCI protection for locations noted.

Recommendation: Contact a qualified electrical contractor.



Dishwasher Plug in Under Sink



Garage



Garage

2: Extension Cord Wiring

🔴Recommendation

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Extension cord(s) used as permanent electrical conductors was observed. Electrical standards do not allow extension cords to be used for permanent wiring and is considered a safety hazard. Recommend replacement of extension cord wiring with the appropriate electrical conductors by a qualified electrician.

Recommendation: Contact a qualified electrical contractor.



Front Bedroom Closet

3: Carbon Monoxide Alarm(s) Missing

🔴Recommendation

Carbon monoxide (CO) alarm(s) were not present in all required locations at the time of the inspection and was a safety hazard. CO alarms are required outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel fired appliance in the home or an attached garage with opening into the home. Recommend installation of CO alarms per current standards

Recommendation: Contact a handyman or DIY project

4: Reverse Polarity

🔴Recommendation

One or more receptacles showed to be wired incorrectly when tested with a receptacle Tester. Reverse Polarity is when the the hot and neutral wires are reversed and connected to the wrong connections on the outlet. Receptacle that have revers polarity increase the risk for shock or fire and are a safety hazard. Recommend a qualified electrician repair any receptacles that are wired incorrectly.

Recommendation: Contact a qualified electrical contractor.

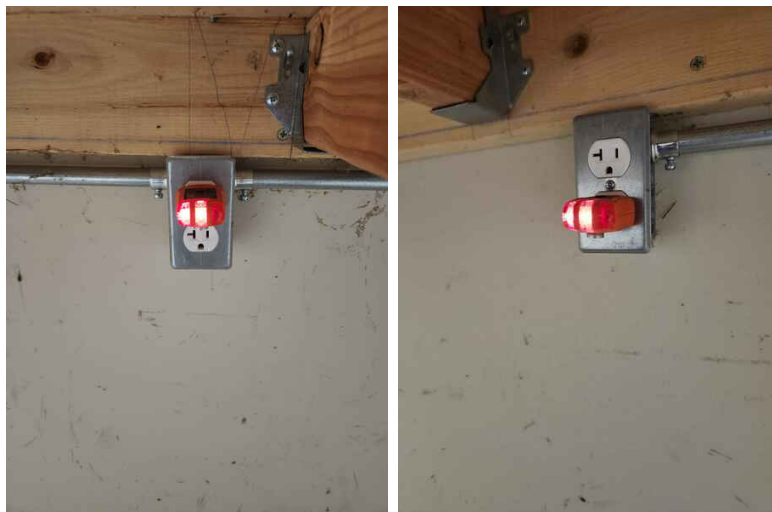
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5: Inoperable Fixture

 Maintenance Item

Fixture did not turn on when the switch was operated. This may be the result of a burned out light bulb , but may be a defective fixture. Recommend further evaluation and repair as necessary.

Recommendation: Contact a handyman or DIY project



6: Exposed electrical box

 Safety Hazard

Electrical outlet and receptacle were exposed at left side exterior receptacle. This could lead to moister entering the outlet and poses a safety risk. Recommend the necessary repairs be made by a qualified professional to protect electrical outlet and receptacle from water exposure.

Recommendation: Contact a qualified professional.

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Left side exterior

7: One fixture Was Not On An Arc Fault Circuit

🚫 Recommendation

The fixture above the sink remained on when all the AFCI Breakers were tripped, indicating it is not AFCI protected. Recommend a qualified electrician make the necessary repairs.

Recommendation: Contact a qualified professional.

8: No Bonding at Water Heater Supply lines

🚫 Recommendation

Recommend a qualified electrician install bonding as required.

Recommendation: Contact a qualified electrical contractor.



9: Outside Recepticle inoperable

🚫 Recommendation

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Both the front and back patio exterior receptacles did not show they they were live when tested with outlet tester. Further Evaluation by a qualified electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



Back patio

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C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

About Heating Equipment::

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector operates the heating equipment if it deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns

Heating Equipment Age:: 11-15 years -

Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size, and date.

In most cases, furnaces last between 15 to 20 (10 to 12 years if it's a heat pump system that is working year round) years but many are in service for over 40 years. Furnace life expectancy, like any other product, will vary greatly for a number of reasons. Installation quality and proper sizing, personal comfort preferences and thermostat settings, climate, quality of your heating fuel source, and regular furnace maintenance all can play a role in either extending... or reducing furnace lifespan. Without putting an actual number on it, your furnace can last as long as you continue to keep up with routine, annual maintenance, and minor repairs. And when a major issue presents itself, the decision to repair or replace your furnace with a new one will go a long way towards determining the actual lifespan of your current model.

Opinions about furnace life expectancy will vary from individual to individual. Much like your car, it's not uncommon for an older furnace to need some basic repairs. One homeowner might want a new model the first time a minor repair is needed and the furnace is out of warranty. Another might be willing to make a number of repairs before deciding the old furnace is finished. If your furnace is nearing 15 years (10 years if it's a heat pump) old or more you should strongly considering budgeting for repair and/or replacement costs.

Heating Equipment Was Inspected::

The Heating equipment was inspected and ran using normal operating controls. The heating equipment appears to be performing adequately at the time of this inspection and no deficiencies were observed.

Adequate Warm Air::

Adequate warm air was noted throughout the area serviced heating unit. Temperature readings were taken at multiple vents and were detected to be 100 degrees or more which is one indication the heating equipment and distribution system are working effectively.

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B. Cooling Equipment

Type of Systems: Central Air Conditioner- Split System



I=Inspected

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About Cooling Systems::

The cooling equipment is designed to cool and circulate the inside air. Central air conditioning units often work in conjunction with central heating systems. The inspector operates the cooling equipment if the outside temperature is above 60 degrees and deemed safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

Cooling Equipment Differential::

Operation is checked at registers by measuring high/low-temperature differential. The differential should fall between 15° and 22° for proper cooling operation. It is recommended that all A/C and furnace units be evaluated by a licensed HVAC specialist- especially those that were manufactured 10 or more years ago.

The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions. The home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of the inspection and there is no guarantee of future

Cooling Equipment Age:: 11-15 years -

Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size, and date.

In most cases, HVAC units can last between 15 to 20 (10 to 12 if heat pump system) years but many are in service for over 40 years. HVAC system life expectancy, like any other product, will vary greatly for a number of reasons. Installation quality and proper sizing, personal comfort preferences and thermostat settings, climate, and regular HVAC system maintenance all can play a role in either extending... or reducing the HVAC unit's lifespan. Without putting an actual number on it, your HVAC unit can last as long as you continue to keep up with routine, annual maintenance, and minor repairs. And when a major issue presents

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itself, the decision to repair or replace your HVAC unit with a new one will go a long way towards determining the actual lifespan of your current equipment.

Opinions about HVAC system life expectancy will vary from individual to individual. Much like your car, it's not uncommon for an older HVAC system to need some basic repairs. One homeowner might want a new model the first time a minor repair is needed and the equipment is out of warranty. Another might be willing to make a number of repairs before deciding the old HVAC System is finished. If your HVAC unit is nearing 15 years old (10 years if part of heat pump system) or more you should strongly considering budgeting for repair and/or replacement costs.

Outside Temperature Below 60 Degrees:

Most manufacturers do not recommend operating the A/C Unit when the outside temperature is below 60 degrees and is specifically not required per the Texas Real Estate Commission's Standard of Practice. To prevent potential damage to the system, the A/C unit was not operated due the outside temperature being below 60 degrees at the time of the inspection. If you have any concerns about the cooling equipment not be able to be operated, it is advised that you have a qualified HVAC evaluate the system.

1: Dryer Exhaust Too Close To Condenser units

🔴 Recommendation

Dryer exhaust vents should terminate at least 3 feet away from condenser units. The exhausted heat can make the condenser inefficient at expelling heat, exhaust lint that can clog the coils and decrease efficiency, and the exhaust can contain chemicals that may damage the condenser. Recommend repair by a qualified professional to have the exhaust as far away from the condenser unit while maintaining requirements for dryer vent.

Recommendation: Contact a qualified professional.



2: Line Set insulation

🔵 Maintenance Item

Line set insulation is deteriorated. Recommend replacement to help maximize efficiency of the air conditioning system.

Recommendation: Contact a handyman or DIY project

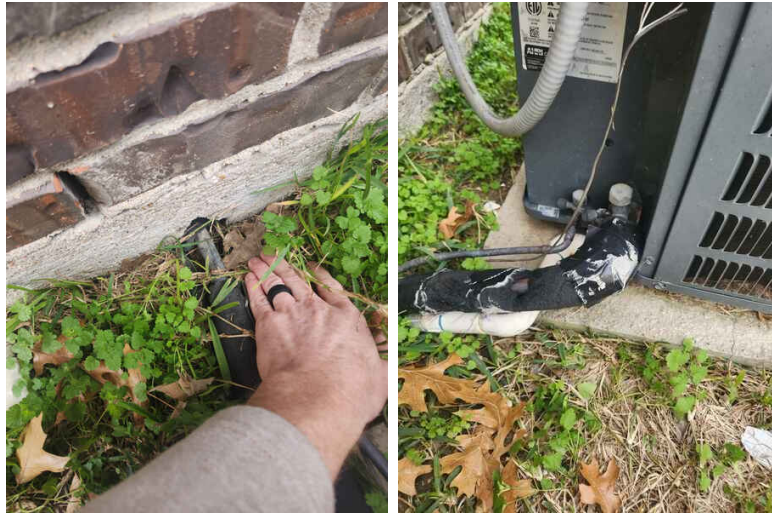
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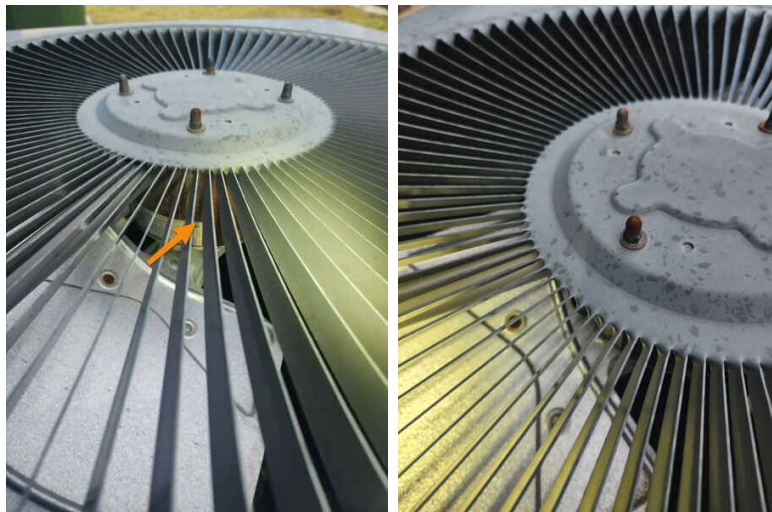


3: Rust at Condenser Unit

🔴Recommendation

This is likely due to age of the outdoor unit.

Recommendation: Contact a qualified professional.



4: Dirty Blower fan

🔴Recommendation

Recommend a qualified HVAC professional clean the blower fan on the forced air unit.

Recommendation: Contact a qualified HVAC professional.

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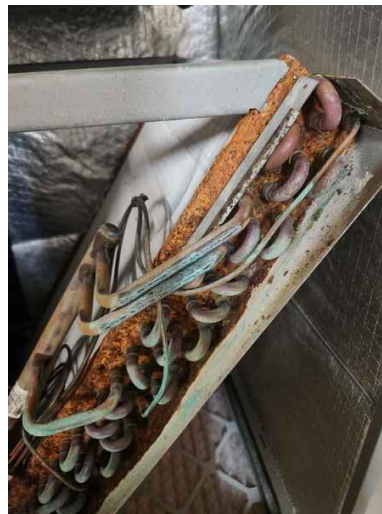


5: Rust and Dirt at Evaporator Coil

Recommendation

Rust may lead to leaks over time and result in evaporator coil needing replaced. Dirt was also observed on the coil. Recommend a qualified HVAC professional clean as required.

Recommendation: Contact a qualified HVAC professional.



C. Duct Systems, Chases, and Vents

About Duct Systems, Chases, and Vents:

The visible ductwork and air flow presence is verified at every accessible register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be reported. Ventilation in the residence and attic is very important for the overall performance of the structure. Proper ventilation can help to control moisture levels and vent out harmful combustion gases. Limitation of Scope: A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold. Environmental and mold investigations should be only be conducted by a trained and state licensed professional. Any issues noted could indicate a more serious condition and

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should be evaluated further by a licensed HVAC professional if there are concerns.

Filter Size:

20x20x1 Pleated Filter (1")- These filters should be replaced approximately every 45-90 days.



D. Other
Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter:: Front Yard in the front left corner



Location of Main Water Supply Valve:: Main water shutoff could not be located

Static Water Pressure Reading:: 80 to 85



Type of Supply Piping Material (where visible):: Copper

About Plumbing Supply System::

The plumbing system of a home includes the shutoff valve, water supply lines, plumbing drains, plumbing vents, and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Limitation of scope: The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as pool pumps, underground irrigation lines, filter systems, fire sprinklers or backflow devices. Potability and/or water quality is not assessed as part of a home inspection. Water testing should only be done by qualified professionals if there are concerns. Any deficiencies noted could be an indication of a more serious condition, and further evaluation is advised if there are concerns.

I=Inspected

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Comments:



1: No Caulking Present at Base of Toilet

[🔧 Maintenance Item](#)

Standards require toilet to be sealed between the base and the floor. Recommend Sealing around toilet base as required. It is a good idea to leave an unsealed area at the back so you will be alerted of a leaking seal that may cause damage.

Recommendation: Contact a handyman or DIY project

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2: Lack of Sealing Around Shower Fixtures

[Maintenance Item](#)

penetrations in the shower should be sealed since they are exposed to water. Unsealed penetration can lead to water/moisture damage and/or fungal growth. Recommend sealing around all shower penetrations.

Recommendation: Contact a handyman or DIY project



Hall Bath

3: Anti-Siphon Device Not Present at Either Hose Bib.

[Maintenance Item](#)

An anti-siphon device is required to be on all hose bibs to prevent contaminated water from entering the clean drinking water system. Recommend proper installation of ant-siphon devices.

Recommendation: Contact a handyman or DIY project

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4: High water pressure

Recommendation

The water pressure was observed to be between 80 and 85 PSI when tested. It is recommended that a pressure reducing valve be installed when water pressure is over 80 PSI to protect pipes and fixtures from damage. Recommend a pressure reducing valve be installed by qualified plumber.

Recommendation: Contact a qualified plumbing contractor.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC(Polyvinyl Chloride)

All Sinks and Tubs Filled::

All sinks and tubs throughout the home were filled and drained. This applies maximum pressure to the drain lines. The system performed as intended at the time of the inspection.

Toilets Functional::

Toilets were inspected and operated throughout the home. No deficiencies were observed.

C. Water Heating Equipment

Energy Sources: Electric

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Capacity: 50 Gallons

TPR Valve Disclaimer:

Limitation of scope: Water heaters should be equipped with a temperature and pressure relief valve (TPR valve) that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. The TPR Valve was in place and appeared functional. The testing of the TPR valve is not in the scope of this inspection for the water heating unit(s) as they are known to leak after testing and failure may result in unforeseen damage to persons or property.

Water Heating Equipment Age:

The water heater age was determined by the photo included in this report. According to the U.S. Department of Energy, these major appliances are intended to run for between 8 and 12 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of flushing, the volume of water utilized, size of the tank, brand, and quality of water heater. Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater. Flushing the water heater tank once a year and replacing the anode rod every 4 years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding

1: Improper TPR Valve Extension Material

Recommendation

The TPR valve extension material was observed to be a PEX type pipe which is not approved for this purpose. Recommend replacement with proper type of material.

Recommendation: Contact a handyman or DIY project

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2: Drain Terminates to Close to Grade

Recommendation

A drain termination (appears to be either water heater drain pan or condensate drain but could not be determined) was below the grade level. Recommend correction by a qualified professional so it can drain properly

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment
Comments:

E. Gas Distribution Systems and Gas Appliances

I=Inspected

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V. APPLIANCES

A. Dishwashers

Dishwasher Inspected::

The dishwasher was ran on normal cycle and no deficiencies were observed at the time of the inspection.

B. Food Waste Disposers

Food Waste Disposal Inspected::

The unit appeared to be functional and no deficiencies were observed at the time of the inspection.

C. Range Hood and Exhaust Systems

Range and/or Exhaust Fans Inspected:

The exhaust fan (recirculating fan on microwave) was turned on to verify it was operable and there were no deficiencies observed at the time of the inspection.



D. Ranges, Cooktops, and Ovens

Ranges, Cooktops, Ovens Inspected:

All burners and lights were operable. The oven was operable and within +/- 25 degrees when turned to 350 degrees with the oven display.

Range/Cooktop Energy Source:: Electric

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Oven Energy Source:: Electric

E. Microwave Ovens

Microwave Inspected::

The microwave was operated using normal microwave functions. The convection and other similar features are outside the scope of a home inspection and were not tested. There were no deficiencies observed at the time of the inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Fans:

The bathroom exhaust fans were operated and there were no deficiencies observed at the time of the inspection.

G. Garage Door Operators

Garage Door Inspected:

The garage door was inspected and checked for proper operation. There were no deficiencies observed at the time of the inspection.

Garage Door Remote Openers:

Remote openers were not available to test at the time of the inspection and are outside of the scope of a home inspection. Recommend inquiring of the owner about number of openers and if they are operable.

H. Dryer Exhaust Systems

Dryer Exhaust Inspected::

The visible dryer vent exhaust system was inspected at the time of the inspection and no deficiencies were noted.

Dryer Vent Regular Cleaning:

The dryer vent should be cleaned at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard.

1: Dryer Exhaust Too Close To Condenser units 2

Recommendation

Dryer exhaust vents should terminate at least 3 feet away from condenser units. The exhausted heat can make the condenser inefficient at expelling heat, exhaust lint that can clog the coils and decrease efficiency, and the exhaust can contain chemicals that may damage the condenser. Recommend repair by a qualified professional to have the exhaust as far away from the condenser unit while maintaining requirements for dryer vent.

Recommendation: Contact a qualified professional.

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