



TREC REI 7-5

123 Lucky Loop  
Round Rock, Texas 78665



Inspector

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# PROPERTY INSPECTION REPORT

Prepared For: Lisa Copeland

(Name of Clients)

Concerning: 123 Lucky Loop, Round Rock, Texas 78665

(Address or Other Identification of Inspected Property)

By: Josh Molleur - License # 23872

(Name and License Number of Inspector)

11/19/2019 8:30 am

(Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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:* Buyer, Buyer Agent

*Occupancy:* Furnished, Occupied

*Style:* Ranch

*Type of Building:* Detached, Single Family

*Temperature (approximate):* 50 Fahrenheit (F)

*Weather Conditions:* Cloudy, Recent Rain

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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of foundation(s):* Concrete, Slab on Grade

*Foundation not performing:*

At the time of the inspection, the foundation appears to be inadequately supporting the structure. There was evidence of structural movement as detailed in subsequent sections of this report. It is recommended that there be a further evaluation performed by a licensed structural engineer prior to closing.

*NOTE - The inspector is not a structural engineer:*

The inspector is not a structural engineer. The inspector's opinion is based on limited visual observations of accessible and unobstructed areas in and around the structure. Floor coverings and/or stored items may conceal damage, defects, signs of settlement or other adverse conditions.

*NOTE - Monitor for cracks:*

It is recommended to always monitor cracks in the foundation and if there are concerns about the current or future foundation performance, it is also recommended that there be a further evaluation performed by a licensed structural engineer prior to closing.

### 1: Corner pops

☹️ **Further Evaluation Recommended**

One or more of the corners of the foundation had cracking and/or damage commonly called as corner pops or spalling. This is a common condition and is do to thermal expansion and contraction of the masonry wall that rests on the slab. This condition does not adversely affect the foundations performance, however it is recommended having corner pops repaired to prevent moisture intrusion, insect penetration and to prevent damage to the masonry siding that rests above the corner of the foundation.



Southwest Corner



Southeast Corner

### 2: Cracking of skim coat

☹️ **Further Evaluation Recommended**

Cracks were observed in the cosmetic skim coat covering the concrete perimeter beam of the foundation. Cracks in the cosmetic skim coat should be repaired as this allows moisture penetration, can create conducive conditions for wood destroying insects and allow further deterioration of the cosmetic skim coat. This should be closely monitored and repaired as needed.

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South Side



South Side

**B. Grading and Drainage**

*NOTE - Recommend monitoring:*

As with any foundation, it is recommended to monitor for depressed areas that can develop near the foundation over time which can result in pooling of water or negative grading. Water that remains within 10 feet of the foundation for more than a 24 hour period may negatively affect the performance of the foundation over time.

*NOTE - Gutter system recommended:*

Grading and drainage could be improved with the installation of a rain gutter system. Properly installed rain gutters can assist in preventing soil erosion, ponding of water near the foundation and can facilitate in carrying water 5 feet away from the foundation. Water that remains within 10 feet of the foundation for more than a 24 hour period may negatively affect the performance of the foundation over time.

**1: Flower bed at foundation**

➔ Further Evaluation Recommended

Flower bed was observed at or near the foundation perimeter. Flower beds can cause a damming effect and hold water next to the structure which in turn can lead to potential foundation issues. Positive drainage should always be maintained even in flower bed locations. It is recommended to monitor and address if issues are identified.

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**2: Developing drip line**

➔ Further Evaluation Recommended

A drip line was observed to be developing along the house. A drip line is the result of erosion from storm water running off the roof. Drip lines may result in negative drainage or related issues. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The ideal slope is 6 inches per 10 feet. It is recommended to monitor the drip line and if negative grade begins occurring, contact a qualified landscaper or qualified contractor to regrade so water flows away from home.

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South Side

**C. Roof Covering Materials**

*Viewed from:* Roof

*Type of roof covering:* Composition Shingles

*NOTE - Limited observation:*

The roof inspection is a limited, visual observation of accessible surfaces and components. Leakage or water damage can occur at any time. There may also be certain types of damage or defects that may not be apparent during a visual inspection such as poor workmanship, manufacturer defects, improper fastening, topside of roof sheathing, etc.

*NOTE - Unknown remaining serviceable life:*

The remaining serviceable life of the roofing material is not within the scope of this inspection. If any concerns exist about the remaining serviceable life of the roof covering materials, a qualified roofing specialist should be contacted to further evaluate prior to closing.

**1: Drip edge not present**

➔ **Further Evaluation Recommended**

Drip edge flashing was missing at one or more location. Drip edge is a metal flashing that helps to alleviate water from running behind the fascia and other building material.



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**2: Torn shingle**

➔ **Further Evaluation Recommended**

Torn composition shingles were observed in one or more location. This can cause damage to the roof decking material and can also allow access for water to penetrate. It is recommended that a qualified roofing specialist further evaluate and repair or replace as needed.

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West Ridge



West Ridge



South Ridge



South Ridge

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### 3: Missing shingles

🚩 Further Evaluation Recommended

Composition shingles were observed missing at one or more location. This can cause damage to the roof decking material and can also allow access for water to penetrate. It is recommended that a qualified roofing specialist further evaluate and repair or replace as needed.



Northeast Side

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### 4: Missing caulking/sealant on flashing

🚩 Further Evaluation Recommended

Caulking/sealant on the flashing was missing or in need of repair at one or more location. A proper seal is needed to help prevent water penetration at these locations.

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Above Entryway

### 5: Raised roof flashing

🔴 Further Evaluation Recommended

Sections of the roof flashing were observed to be lifting, damaged or improperly installed. Lifting, damaged or improperly installed flashing may allow for water to penetrate in these areas. It is recommended that a qualified roofing specialist further evaluate and repair or replace as needed.



Front Entryway

### 6: Foliage in close proximity to roof

🔵 Maintenance or Recommendation

Foliage was observed touching or in close proximity to the roof covering material. Foliage should be trimmed away from the roof covering material at all times as this can easily damage the roof covering material and exterior wall veneer.



Northeast Side

D. Roof Structures & Attics

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*Viewed from: Attic*

*Approximate average depth of insulation: 18 R-value -*

The observed and accessible portions of the attic appear to have the proper depth as well as proper coverage of insulation in order to meet the recommended minimum R value for homes in the area.

*NOTE - Blocked access/visibility:*

There was blocked access and/or visibility in the attic due to stored items, ductwork or mechanical equipment. This restricts the inspectors ability to observe defects. The areas not accessible and/or visible may conceal defects that would otherwise be observed.

*NOTE - Passageway limitations:*

The inspector will make a reasonable effort to access and navigate within the attic space provided. Not all of the areas of the attic are fully visible or accessible during the inspection. The inspector cannot attempt to access areas without clear passage, without walkways and where walking may cause damage to the structure.

### 1: Missing baffles

➔ Further Evaluation Recommended

Missing baffles were observed at one or more location in the attic. Baffles are used to help prevent insulation or other materials from blocking the soffit vents. Blocked soffit vents restrict the attic ventilation.



Northeast Corner

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### 2: Attic access not weather stripped and/or insulated

➔ Further Evaluation Recommended

Weather stripping and/or insulation was missing at the attic access door. Attic access doors from a conditioned space to an unconditioned space should be weather stripped as well as insulated to prevent energy loss from inside the home.

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### 3: Attic fan not operating

➔ Further Evaluation Recommended

One or more attic fan was observed to not be operating. Inadequate attic ventilation can contribute to larger utility bills and can also contribute to conducive conditions for deterioration of structural components, such as shortening the roofs serviceable life.

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

*NOTE - Monitor for cracks:*

Minor cracks may develop in the walls, above doors and windows, flooring, etc. over the years. Shrinkage and settling of building material is a natural process that can cause cracking. Cracks that appear in concrete, walls, above doors and windows and/or in tiles does not always constitute structural or foundation failure, however a licensed structural engineer should be contacted if current or future concerns exist.

*NOTE - Foliage in close proximity:*

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Foliage limits the inspectors visual observation of the exterior surfaces. Heavy foliage at exterior surfaces can damage exterior veneer, create conditions for wood destroying insects and trap moisture. It is recommended at have all foliage trimmed away from the exterior surface a minimum of 18 inches.



**1: Minor cracks in masonry veneer**

➔ Further Evaluation Recommended

Minor cracks were observed in the exterior brick/stone veneer walls. Cracks in exterior brick/stone veneer can be indications that some movement or settlement has occurred. It is recommended that cracks in exterior walls be repaired and closely monitored. If concerns about the current or future foundation performance exist, it is also recommended to have a licensed structural engineer further evaluate prior to closing.



Top Left Garage Door

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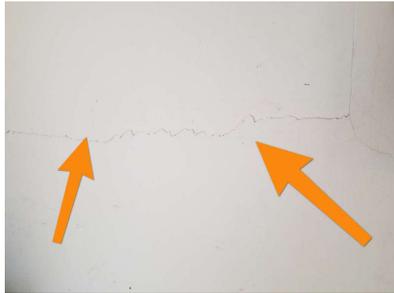
**2: Interior wall cracks**

➔ Further Evaluation Recommended

Interior wall cracks were observed. This can be an indication of expansion and contraction of building materials or that there is or was some degree of movement or settling occurring in the structure. It is recommended to repair the cracked area and to monitor for continued movement. If continued cracking is observed, it is recommended to have a licensed structural engineer further evaluate.

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Garage



Garage



Front Entryway



Master Bathroom

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### 3: Widening/separating of expansion joint

➔ Further Evaluation Recommended

The expansion joint on the exterior wall veneer has widened/separated at one or more location. Expansion joints allow for expansion and contraction of exterior wall veneer materials. It is recommended to repair these areas to reduce water penetration and insect intrusion. It is also recommended to monitor these areas and if widening/separation continues, contact a licensed structural engineer to further evaluate.

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South Side

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#### 4: Deteriorated or missing sealants/caulking

➔ Further Evaluation Recommended

Exterior sealants/caulking was deteriorated and/or missing in one or more location. Sealants/caulking help to reduce moisture penetration and insect intrusion.



Garage Trim



Entryway

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#### 5: Seal around hose bibb

➔ Further Evaluation Recommended

The area between the exterior veneer and the water hose bibb was not properly sealed. Sealants/caulking help to reduce moisture penetration and insect intrusion.

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South Side

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### 6: Fungal growth

➔ Further Evaluation Recommended

Fungal growth was observed on the exterior veneer of the structure and should be removed.



North Side

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### 7: Previous insect treatment

🔧 Maintenance or Recommendation

Indications of a previous wood destroying insect (WDI) treatment were observed. It is recommended that the buyer learn more about the treatment prior to closing.



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**8: Loose drywall tape**

➔ Further Evaluation Recommended

The drywall tape was coming loose and/or twisting in one or more location. This can be an indication of poor installation, expansion and contraction of building materials or that there is and/or was some degree of movement or settling occurring in the structure. It is recommended to monitor these areas and if the condition worsens, contact a licensed structural engineer to further evaluate or if concerns arise.



**9: Deteriorated or damaged wood trim**

➔ Further Evaluation Recommended

The exterior wood trim was deteriorated and/or damaged in one or more location. Deteriorated or damaged exterior wall veneer should be repaired to prevent further damage, reduce moisture penetration and reduce insect intrusion.



East Trim



Back Door



North Side

**F. Ceilings and Floors**

*NOTE - Blocked access/visibility:*

At the time of the inspection, the home was either occupied and/or staged. There were areas that were not visible or accessible that would otherwise be observed due to household goods and/or furnishings. These

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areas may conceal damage or defects.

**1: Small cracks in the concrete floor**

➔Further Evaluation Recommended

Small cracks in the concrete floor were observed in one or more location. Small cracks (shrinkage cracks) in concrete are typically normal due to the nature of concrete, however it is recommended that cracks in the concrete floor be closely monitored and if there are concerns about the current or future foundation, it is also recommended that there be a further evaluation by a licensed structural engineer prior to closing.



Main Hallway

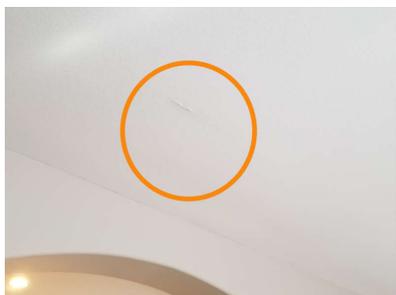
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**2: Water stains on ceiling**

➔Further Evaluation Recommended

Water stains were observed on the ceiling finish material at one or more location. The reason for the water penetration is unknown and it is recommended to monitor these areas for any changes especially during heavy rainfall to determine if the leak is still active.

The leak was checked with a moisture meter at the time of the inspection and the area was found to be dry.



Living Room

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**3: Missing or damaged trim**

➔Further Evaluation Recommended

Trim was found to be missing and/or damaged in one or more location.



Formal Dining Room

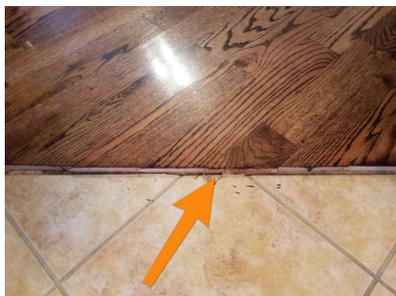
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**4: Missing or damaged transition piece**

➔Further Evaluation Recommended

The transition piece at one or more location was found to be missing and/or damaged.



Master Bathroom

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

**1: Misaligned deadbolt**

➔Further Evaluation Recommended

The deadbolt lock throw-out bolt(s) for the backdoor was found to not fully throw and extend into the door jamb all the way. Adjustments should be made to the deadbolt locking mechanism or door jamb to ensure that the dead bolt(s) can fully extend.



**2: Door not latching properly**

➔Further Evaluation Recommended

One or more door was found to not properly latch when closed. Doors that do not latch properly can usually be adjusted to properly latch. Improperly latching of the doors may be an indication of a movement or settling of the structure.

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Hallway



Master Bathroom

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### 3: Damaged or missing door sweep

➔ Further Evaluation Recommended

The door sweep was damaged and/or missing at the back door. Damaged or missing door sweeps may reduce energy efficiency and allow water penetration.



Back Door

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### 4: Damaged or missing weather stripping

➔ Further Evaluation Recommended

The weather stripping was found to be damaged or missing around one or more door. Missing or damaged weather stripping at the doors reduces energy efficiency and may allow water intrusion.

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Back Door

**5: Self closing hinge missing or not functioning**

**▲ Safety Hazard**

The self close hinge for the door at the garage was missing or not functioning. The garage door that provides access to the conditioned dwelling must be fire-rated, have weatherstripping and have a self-close mechanism for safety purposes. This is considered to be a SAFETY HAZARD.



Door to Garage

**6: Drifting doors**

**🟡 Further Evaluation Recommended**

One or more of the interior doors were observed to drift close or to drift open. Drifting doors can be an indication of expansion and contraction of building materials or that there is or was some degree of movement or settling occurring in the structure.

**H. Windows**

*NOTE - Dirty windows or dark window screens limitation:*

Dirty windows or dark window screens will inhibit the inspectors observation of foggy or discolored windows due to having lost their thermal seal between panes.

*NOTE - Blinds, shutters and window treatments:*

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

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The window blinds, shutters and window treatments are not a part of this inspection.

*NOTE - Blocked access/visibility:*

At the time of the inspection, the home was either occupied and/or staged. There were areas that were not visible or accessible that would otherwise be observed due to household goods and/or furnishings. These areas may conceal damage or defects.

*NOTE - Thermal seal loss can happen:*

Windows tend to lose their thermal seal over time. When a thermal seal is lost, condensation will typically develop between the panes of glass which can cause discoloration or fogging. Discoloration or fogging may appear and disappear as humidity and temperature change during the seasons.

**1: Cracked or broken window pane**

➔ Further Evaluation Recommended

One or more window pane was observed to be cracked and/or broken. It is recommended that a qualified window specialist or qualified contractor further evaluate and repair or replace as needed.



Southwest Window



**2: Lost thermal seal in window**

➔ Further Evaluation Recommended

One or more of the windows appear to have lost its thermal seal between the two glass panes. When a thermal seal is lost, condensation will typically develop between the panes of glass which can cause discoloration or fogging. Discoloration or fogging may appear and disappear as humidity and temperature change during the seasons. It is recommended that a qualified window specialist or qualified contractor further evaluate and repair or replace as needed.



**3: Missing window screens**

➔ Further Evaluation Recommended

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Window screens were observed missing at one or more of the windows. Window screens help prevent insect penetration and can also prevent minor impact damage to the window.



#### 4: Window(s) in bathroom shower enclosure

🟡 Further Evaluation Recommended

One or more window was found installed in the bathroom shower enclosure. Windows in a bathroom enclosure can be susceptible to water penetration. It is recommended to monitor these areas and repair as needed.



Full Bathroom

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

#### 1: Missing or damaged fireplace damper blocking mechanism

⚠️ Safety Hazard

A missing or damaged blocking mechanism was observed at the fireplace damper. A damper blocking mechanism (such as a clamp) assists in preventing the damper from completely closing and leaking harmful gasses, fumes or smoke into the interior of the structure. This is considered to be a SAFETY HAZARD and should be repaired.



#### 2: Damper difficult to operate

🟡 Further Evaluation Recommended

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

<b>I   NI   NP   D</b>
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The damper at the fireplace was found difficult to open and/or close. When a damper is difficult to open and/or gasses, fumes or smoke have the potential to spill into the living space when a fire is lit.

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

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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*NOTE - One or more breaker was off:*

One or more of the breakers were in the off position at the time of the inspection.



Subpanel

*NOTE - Limitations:*

Per the Texas Real Estate Commission, the inspector is not required to determine present or future sufficiency of the service capacity amperage, voltage or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspectors reasonable judgement; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of the overcurrent devices; operate overcurrent devices.

**1: Missing or improper labeling of breakers**

➔ Further Evaluation Recommended

Breakers were not properly labeled at the electrical panel box. All breakers should be clearly identified.

**2: Missing bonding for gas and/or water line**

➔ Further Evaluation Recommended

The electrical bonding wire for the gas line and/or water line was observed to be missing. It is recommended that a qualified, licensed electrician further evaluate and repair or replace as needed.

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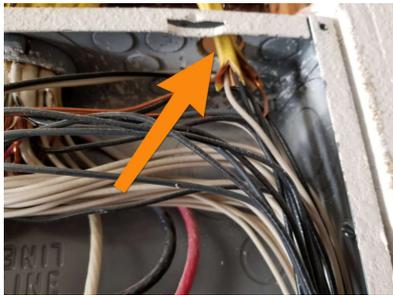


South Side

### 3: Missing bushing

⚠️ Further Evaluation Recommended

The wires entering the electrical panel box were not properly protected from the sharp edges within the panel. Where wires enter an electrical panel box, bushings should be installed to help protect wires from sharp edges. It is recommended that a qualified, licensed electrician further evaluate and repair or replace as needed.



Subpanel

### 4: Double lugging of neutral wires

⚠️ Further Evaluation Recommended

One or more neutral wire was observed to be double lugged on the neutral bus bar in the electrical panel box. The neutral wires should be separated to prevent damage to the panel and electrical system. It is recommended that a qualified, licensed electrician further evaluate and repair or replace as needed.

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Subpanel

**5: Missing ground rod**

➡ Further Evaluation Recommended

The main service panel on the west side of the house was found to not have a ground rod in place.

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

*Type of Wiring:* Copper

*NOTE - Limitations:*

Per the Texas Real Estate Commission, the inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing impaired; or remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

*NOTE - Check detectors:*

It is recommended to replace smoke and/or carbon monoxide batteries when you move into the home and once annually, test alarms on a monthly basis and replace smoke and/or carbon monoxide alarms every 5 to 7 years.

**1: Missing or damaged faceplate**

⚠ Safety Hazard

Missing or damaged faceplate was observed below the kitchen sink. Faceplates that are missing are considered to be a SAFETY HAZARD and should be repaired.



Kitchen Sink

**2: Unprotected or exposed exterior wiring**

➡ Further Evaluation Recommended

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

I	NI	NP	D
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Unprotected or exposed exterior wiring was observed that is not located in a protective conduit.



South Eave

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**3: Light(s) not operating**

➔ Further Evaluation Recommended

Lights were observed to not be operating in one or more location. This condition may need a bulb replacement, fixture repair or a fixture replacement.



Hallway Near Master

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**4: Non-functioning light switch**

➔ Further Evaluation Recommended

One or more light switch was found to be non-functioning and the inspector was not able to determine the function of light switch.



Near Back Door

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**5: Missing smoke alarm**

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

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**▲Safety Hazard**

Missing smoke alarm:

One or more smoke alarm was missing. Under current building standards, there should be a smoke alarm located in every bedroom, immediately outside of every bedroom, in the living areas and on each habitable level of the home. This considered to be a SAFETY HAZARD.



Master Bedroom

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**6: Recessed light not functioning**

➔Further Evaluation Recommended

The recess light was found to not function in the front hallway. The recessed light may need a bulb replacement, light fixture repair or a light fixture replacement.

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**7: Missing GFCI receptacle in kitchen**

➔Further Evaluation Recommended

One or more receptacle in the kitchen was observed to not be ground fault circuit interrupter (GFCI) protected. Under current building standards, all kitchen electrical receptacles should be GFCI protected.



Kitchen Island

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**8: Closet light not functioning**

➔Further Evaluation Recommended

The light was found to not function in the front hall closet. The closet light may need a bulb replacement, light fixture repair or a light fixture replacement.

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**9: Broken or non-functioning doorbell**

➔Further Evaluation Recommended

The front doorbell was broken or not functioning at the time of inspection.

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**10: Painted electrical receptacle**

➔Further Evaluation Recommended

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

I	NI	NP	D
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One or more electrical receptacle was observed to be painted. Painted electrical receptacles are considered damaged and should be replaced by a qualified, licensed electrician.



Front Bedroom

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**11: Damaged electrical receptacle cover**

➔ Further Evaluation Recommended

One or more outdoor electrical receptacle cover was observed to be damaged. Missing or damaged electrical receptacles covers should be repaired by a qualified, licensed electrician.



North Side

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**12: Non-functioning electrical receptacle**

➔ Further Evaluation Recommended

One or more electrical receptacle was found to not function. It is recommended to have a qualified licensed electrician further investigate and repair or replace as needed.



North Side

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

I	NI	NP	D
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### III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Gas-Fired Heat

*Energy Sources:* Gas

*NOTE - Heating system performing:*

The heating system was tested by turning on at the thermostat, observing the unit as it cycles on and taking temperature readings at the supply registers to verify the proper heat production. The heating system appears to be achieving an operation, function or configuration consistent with accepted industry practices for its age.

At the time of the inspection, the heating system was observed to function as intended.

*NOTE - Heat exchanger:*

A full evaluation of the integrity of a heat exchanger requires disassembly of the furnace and is beyond the scope of this inspection.



*NOTE - Service of equipment:*

It is recommended that the heating equipment be serviced annually by a qualified licensed HVAC technician to help keep the heating system in good working order.

*NOTE - Maintain air filters:*

Proper maintenance of the air filter(s) is very important for the HVAC system. It is highly recommended that the filter(s) be replaced about every 1 to 3 months or replaced as needed to assist in the overall function of the HVAC system and to improve air quality within the home.

**1: Unsecured furnace door**

➔ Further Evaluation Recommended

The furnace door for the heating equipment was observed to not be secured to the cabinet. It is recommended that the furnace door be fully secured in order to help to prevent any combustible material from entering the burner compartment during operation.

**B. Cooling Equipment**

*Type of Systems:* Electric

*Manufacturer :* Carrier

*Tonnage:* 3.5 Ton

*NOTE - System component limitation:*

A full evaluation of the systems components such as the systems fan and evaporator coil requires disassembly of the cooling equipment and is beyond the scope of this inspection. Information such as the cooling equipments model, size, age, seer rating, etc., that may be included in this report was gathered from the data on the equipment and the accuracy cannot be guaranteed. If the buyer has concerns regarding the cooling system, it is recommended that a qualified, licensed HVAC technician further evaluate the cooling system prior to closing.

*NOTE - AC was not operated:*

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

I	NI	NP	D
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The AC system was not operated due to the outside ambient temperature being below 60 degrees fahrenheit. Operating cooling equipment when the ambient temperature is below 60 degrees fahrenheit can damage the cooling equipment.

**1: Damaged, deteriorated and/or missing insulation on refrigerant line**

➔Further Evaluation Recommended

Damaged, deteriorated and/or missing insulation on the refrigerant line was observed. Properly insulating the refrigerant line can improve performance, help to prevent moisture from building on the exterior of the line and help reduce the chances of leaking condensate. The refrigerant line should be repaired as needed.



Outside Condensing Unit

**2: Improper height or grading of AC condensing pad**

➔Further Evaluation Recommended

The AC condensing unit was not installed 3 inches above the grade. The improper height of the AC condensing pad may allow moisture to penetrate the equipment, reduce equipments serviceable life and may affect the condensing units performance. It is recommended to improve the grading around the AC condensing unit pad.



**3: Improper levelness of AC condensing unit pad**

➔Further Evaluation Recommended

The AC condensing unit was found to not be level. The improper levelness of the AC condensing pad may allow moisture to penetrate the equipment, reduce equipments serviceable life and may affect the condensing units performance. It is recommended to improve the levelness of the AC condensing unit pad.

**4: Damaged or bent condenser fins**

➔Further Evaluation Recommended

Damaged or bent condenser fins were found on the AC condensing unit. Damaged or bent fans can lead to adverse performance of the HVAC system.

**5: Inadequate clearance of outside condensing unit**

➔Further Evaluation Recommended

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

I	NI	NP	D
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The outside condensing unit was found to not have adequate clearance. Condensing units should have enough clearance from exterior walls and foliage to allow for proper air flow around the unit.



**C. Duct System, Chases, and Vents**

*NOTE - Limitations:*

The inspector will not determine the efficiency, adequacy, or capacity of the duct, chase or vent systems. Ducts, chases and vents that are concealed, not visible or not accessible are not inspected.

*NOTE - Media filter installed:*

A media (thick) filter has been installed for the HVAC system. When a media filter is installed, smaller air return filters are normally not installed at the return air registers.



**1: Condensation at the supply register**

➔ Further Evaluation Recommended

A supply register at one or more location revealed evidence of condensation. It is recommended that qualified, licensed HVAC technician further evaluate and repair as needed.

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**2: Evidence of possible rodent damage**

➔ Further Evaluation Recommended

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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There appeared to be rodent damage to some of the ductwork at the time of the inspection. It is recommended to have pest control evaluate and make the needed corrections to mitigate the activity.

**3: Improperly routing/bending of ducts**

🚩 **Further Evaluation Recommended**

Observed ducts that were improperly routed due to sharp and abrupt bending. Under current building standards, the radius at the centerline of the bend should be no less than the diameter of the duct. Sharp and abrupt bending can restrict the airflow and affect the airflow balance in certain areas of the house.



Right of Walkway

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

I	NI	NP	D
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#### IV. PLUMBING SYSTEMS

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

*Location of water meter: At Street*



*Location of main water supply valve: At Meter*



*Static water pressure reading: 78 -*

The recommended water pressure for the house should be between 40-80 psi.

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

I	NI	NP	D
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*NOTE - Monitor shower/tub areas:*

As with any home, shower stalls and tub enclosures are exposed to high volumes of water and are vulnerable to leak in areas such as in the corners and the threshold. It is recommended to monitor shower stalls and tub enclosures and repair peeled or separated caulking and repair grout cracks (if applicable).

**1: Missing or damaged caulking in shower/tub enclosure**

➔ Further Evaluation Recommended

Missing or damaged caulking was found in the front shower/tub enclosure. These areas should be repaired to prevent water penetration.



Front Bathroom

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**2: Toilet runs after flushing**

➔ Further Evaluation Recommended

The toilet in the half bathroom was observed to have continuous water flow after the toilet tank assembly reset.

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**3: Missing or damaged caulking for shower/tub fixtures**

➔ Further Evaluation Recommended

Missing or damaged caulking was found at the supply valve(s) and/or faucet in master shower/tub enclosure. This condition can allow moisture to penetrate and can leak back into the wall cavity.

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

I	NI	NP	D
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Master Bathroom

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**4: Missing or damaged caulking around the toilet**

➔ Further Evaluation Recommended

The toilet in the half bathroom was found to have missing or damaged caulking at the base of the toilet. The base of the toilet should be sealed to the floor to help prevent bacteria and sewer gasses from the toilet drain entering the house.



Half Bathroom

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**5: Loose toilet**

➔ Further Evaluation Recommended

The toilet in the half bathroom was found to be loose at the floor mount.

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**6: Cracked, deteriorated and/or missing caulk or grout**

➔ Further Evaluation Recommended

Cracked, deteriorated and/or missing caulking and/or grout was observed under the sitting ledge in the master shower. Cracked, deteriorated and/or missing caulk or grout should be repaired or replaced to prevent water penetration.



Master Bathroom

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**7: Toilet anchor bolts not covered**

➔ Further Evaluation Recommended

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

I	NI	NP	D
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The toilet anchor bolts protruding from the base of the toilet were not properly covered. The bolts should be covered to help prevent rust and deterioration from occurring.



Half Bathroom

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**8: Chipped and/or damaged bathtub**

➔ Further Evaluation Recommended

The bathtub in the master bathroom was observed to be damaged.



Master Bathroom

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**9: Sink sprayer did not fully retract**

➔ Further Evaluation Recommended

The kitchen sink sprayer did not properly retract.

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**10: Stopper not connected**

➔ Further Evaluation Recommended

The stopper in the half bathroom sink was found to not be connected.



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

I NI NP D

Half Bathroom

**11: Slow flow**

➔ Further Evaluation Recommended

Slow flow was observed for the master tub.



Master Bathroom

**B. Drains, Wastes, & Vents**

*NOTE - Functional flow observed:*

At the time of the inspection, all drains were operated, appeared to have functional flow and to be properly vented.

*NOTE - Overflow drains not tested:*

The overflow drain for tubs are not tested due to the possibility of hidden, concealed or inaccessible leaks that would not be otherwise visible to the inspector. We do not evaluate below grade drainage systems and buried or concealed sewer lines.

**C. Water Heating Equipment**

*Energy source:* Gas

*Manufacturer:* Whirlpool

*Location:* Garage

*Capacity:* 50 Gallons

*NOTE - TPR valve not checked:*

The TPR (temperature and pressure release) valve was not checked. In the inspector's opinion, water damage may occur from a malfunction, would not reset if discharged or there is a likelihood of leaks at this valve after testing. If this is an item of concern, it is recommended that the buyer consult with a qualified, licensed plumber to further evaluate prior to closing.

*NOTE - Recommend annual flushing:*

It is recommended that water heaters be flushed annually. This helps to prevent sediment buildup, maintain efficiency and extends the water heaters serviceable life.

**1: Corroded or rusted connections**

➔ Further Evaluation Recommended

One or more water heater connection was found to be corroded and/or rusted. It is recommended that a qualified, licensed plumber further evaluate and repair or replace as needed.

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

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**2: Drain line not present**

➔ Further Evaluation Recommended

The hot water heater pan was missing a drain line. The pan should have a drain line installed and the line should terminate to the exterior of the structure not less than 6 inches above the ground and not more than 24 inches above the ground.

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**3: No emergency overflow pan installed**

➔ Further Evaluation Recommended

There was no emergency overflow pan installed under the water heater. In the event of a water leak, the pan will collect the overflowing water and direct the water to the exterior of the structure through the pans drain line system.

**D. Hydro-Massage Therapy Equipment**

**E. Other**

*Comments:*

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

I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

**1: Missing high loop or air gap**

➔ Further Evaluation Recommended

A high loop or air gap was observed to be missing for the dishwashers drain line. High loops or air gaps help in separating waste water from the supply water and also helps to prevent the flow of drain water from coming back into the dishwasher.



**B. Food Waste Disposers**

**1: Incorrect and/or unprotected wiring**

➔ Further Evaluation Recommended

The wiring that services the food waste disposer was found to be incorrect and/or unprotected. The wiring should be protected in a conduit or be an appliance rated wiring.

**2: Missing bushing**

➔ Further Evaluation Recommended

The electrical conductor entering the food waste disposer was found to not be properly protected. A bushing with a clamp should be installed to help minimize the food waste disposers housing from cutting the electrical conductor.



**C. Range Hood and Exhaust Systems**

*NOTE - Hood range & exhaust systems performing:*

At the time of the inspection, the hood range and exhaust systems appeared to be performing as intended and no significant deficiencies were observed.

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

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Oven temperature reading: 360 -*

The recommended temperature differential is +/- 25 degrees when set to 350 degrees. At the time of the inspection the oven reading was within the recommended range.



*NOTE - Range(s) and cooktop(s) performing:*

The cooktop/range was inspected for functional operation, missing and/or damaged hardware/components and proper clearance to combustible materials. At the time of the inspection, the cooktop/range operated as intended and no significant deficiencies were found.

*NOTE - Oven(s) performing:*

The oven was inspected for missing and/or damaged hardware/components, proper operation and deficiencies in the thermostat.

The oven was set to a temperature of 350 degrees and the recommended differential is +/-25 degrees. The oven temperature was found to fall within the recommended tolerance.

At the time of the inspection, the oven operated as intended and no significant deficiencies were found.

**E. Microwave Ovens**

**1: Digital display damaged or broken**

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

I	NI	NP	D
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🚫 Further Evaluation Recommended

The digital display was found to be damaged and/or not displaying correctly.



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

*NOTE - Mechanical exhaust vents & bathroom heaters performing:*

The mechanical exhaust fans, vents, bathroom heaters (if applicable) appeared to be performing as intended day of the inspection.

**G. Garage Door Operators**

*NOTE - Safety maintenance:*

The auto reverse pressure mechanism and auto reverse sensors near the garage floor should be routinely checked and adjusted as needed.

*NOTE - Remotes not used:*

The automatic garage door opener was checked using only the manual controls and not the garage door opener remotes. It is unknown if the garage door opener remote controls are available.

**1: Locks not disabled**

🚫 Further Evaluation Recommended

The manual locks for the garage door were found to not be disabled. When an automatic garage door opener is installed, the manual door locks should either be disabled or removed. This is to prevent damage to the garage door, garage door hardware and automatic garage door opener in the event that the door was locked and the garage door opener engaged.



**2: Pressure safety reverse failed**

⚠️ Safety Hazard

The garage door failed to auto reverse upon applying a reasonable amount of resistance. Improvements can usually be made by adjusting the sensitivity control located on the garage door opener. This is considered to be a SAFETY HAZARD and it is recommended to repair as needed.

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

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Left Garage Door

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### 3: Garage door opener light inoperative

🔴 Further Evaluation Recommended

The automatic garage door openers light was found to be inoperative. This condition may need a bulb replacement, fixture repair or a fixture replacement.



Left Garage Door

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### 4: Reversing sensors failed

⚠️ Safety Hazard

When tested, the reversing sensors failed to reverse with the left garage door operator. This is considered to be a SAFETY HAZARD and it is recommended to repair or replace as needed.

**H. Dryer Exhaust Systems**

*NOTE - Dryer exhaust system:*

At the time of the inspection, the dryer exhaust system appeared to be performing as intended.

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

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

**1: Damaged sprinkler head**

➔ Further Evaluation Recommended

A damaged sprinkler head was found in zone 2. It is recommended that an irrigation specialist repair of the affected heads.

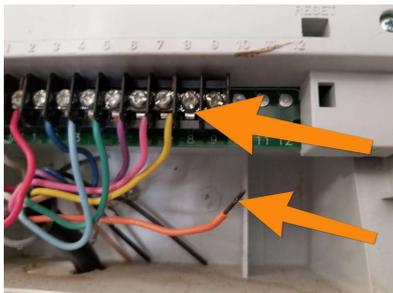


Zone 2 at Flowerbed

**2: Zone 8 not connected**

➔ Further Evaluation Recommended

Zone 8 was found to not be connected to the controller and was found to not operate at the time of the inspection.



Zone 8