



NORTEX INSPECTION SERVICES

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RESIDENTIAL INSPECTION

1801 College Pkwy
Lewisville TX 75077

Brandon Donley

APRIL 19, 2020



Inspector

Brandon Donley

Trec inspector #24082

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Brandon Donley

(Name of Client)

Concerning: 1801 College Pkwy, Lewisville TX 75077

(Address or Other Identification of Inspected Property)

By: Brandon Donley - Trec inspector #24082

(Name and License Number of Inspector)

04/19/2020 10:00

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.

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

Occupancy: Vacant

Style: Modern

Type of Building: Single Family

Temperature (approximate): 70 Fahrenheit (F)

Weather Conditions: Cloudy, Light Rain

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Repair prior to inspection:

This foundation was repaired prior to inspection. I will send the foundation repair documentation as well as the engineers report at the end of this inspection report. Due to recent repairs, I am not able to conclude that any of the signs of foundation movement are active. This includes cracks in walls and ceilings. I would recommend monitoring these cracks over the next few months.



dig spot for foundation repair.



dig spot for foundation repair.



dig spot for foundation repair.



dig spot for foundation repair.



dig spot for foundation repair.



dig spot for foundation repair.

method of inspection:

Method of Inspection: The Inspector performed a visual inspection of interior and exterior walls and visible grade beams. There are many limits inherent in this visual inspection as the Inspector does not move private property, furniture or lift carpeting and padding to look for cracks, and does not use any specialized measuring devices (e.g. elevation surveying equipment) to establish relative elevations. These practices are beyond the bounds of the standards of practice. The condition of concealed or covered floors is specifically excluded from the inspection standards and report.

In the presence or absence of any visible defects, the Inspector may not recommend that you consult with a structural engineer or a foundation contractor, but this should not deter you from seeking the opinion of any such expert prior to continuance under your personal responsibility of due diligence. This is a report of first impression of what was visible and accessible by the inspector on the date and time of this inspection. The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

specific limitations:

There is no single formal universally accepted standard for residential building foundation performance. Even if there were, an opinion of the performance of any foundation would necessarily require several pieces of information that are typically not available to the inspector, e.g. a new construction elevation baseline survey on the date that the foundation construction was originally substantially completed, et al. Simply put: an opinion on the performance of a foundation cannot feasibly be based upon a one-time visual inspection of the structure. One cannot extrapolate long-term

trends from a short-term sample of facts. This is a report of first impression of what was visible and recognized by the inspector on the date and time of this inspection. The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation. Though the TREC requires inspectors to identify the exact type of foundation of the building being inspected, this is often not practically feasible, e.g. in the case

NOTE: Be aware that home inspectors in Texas are presently required by the Texas Real Estate Commission to render an opinion on the performance of foundations. This requirement is both incredibly unreasonable and impossible to meet. The performance of any foundation requires a beginning point of reference with which to compare the current state of the foundation. In the absence of a complete foundation elevation survey at the time of the foundation's construction, an opinion on the performance of a foundation is specious at best. WE DO NOT RECOMMEND THAT YOU RELY SOLELY UPON THE OPINION STATED HEREIN REGARDING FOUNDATION PERFORMANCE.

FOUNDATION DESIGN INFORMATION The Texas Engineering Practice Act requires all Texas homes built on expansive soil to have engineered slabs. The ability of the foundation to withstand the forces of expansive soils where expansive soils are present can neither be determined nor opined by a limited visual inspection. That determination is an act and process of engineering which is beyond the scope of this inspection and the state inspection standards of practice. If you have a question, concern or suspected failure contact the certifying designer/engineer of record.

1: Heaving/Settling

🟡 Recommendation

The floor slab shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.

Recommendation: Contact a qualified structural engineer.



back patio door. Slab separating from patio.



driveway at garage door. Drive separating from garage floor.

2: Improper Construction Practices

🔴 Safety Hazard

Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. In my opinion this northwest wall was improperly back filled after foundation repair was finished. Recommend a foundation repair company evaluate and advise on how to bring the construction up to standards.

Recommendation: Contact a qualified professional.



hole is hollow under foundation wall.

3: Wedge crack (truncated cone fracture)

Maintenance Item

Common cracks or concrete spalling, sometimes referred to as corner or wedge cracks (truncated cone fractures) were observed at the outside corners of the slab foundation. These cracks develop as a result of a shear stress at the interface between the brick and the concrete. Because brick walls expand and concrete foundations shrink, differential movement will cause shearing stresses when these materials are bonded together. A bond break or flashing between the brickwork and the concrete will permit movement to occur without damaged to the structure. It is recommended that you cosmetically patch these with bonding agent and a non-shrink epoxy grout to aid in dissuading termite activity in the crack. Additionally, should the cracks spread over a significant distance, support for the brick veneer may be compromised. These require repair as per industry standards.

Recommendation: Contact a qualified professional.



4: Foundation wall below grade

Recommendation

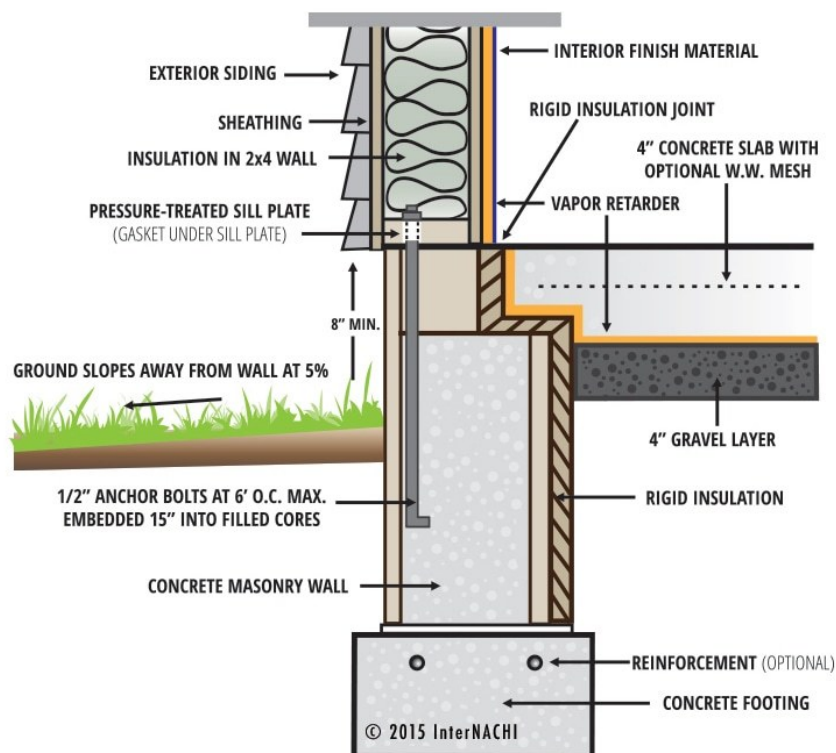
Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

B. Grading and Drainage

ground slope image:

*Comments:***1: Negative Grading****Recommendation**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



I identified two main concerns with negative grading. Both on the north and northwest corner of the home. I would recommend monitoring the back fill settlement in these two places specifically.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Asphalt

Viewed From: Roof

Comments:

Roofing inspection:

The Inspector is not required to determine or report the age or life expectancy of any roof coverings. Roofs that cannot be accessed directly by the inspector may have defects that are not visible from the ground or roof's edge. The roof covering opinion stated below in no way addresses the property's insurability. This report neither addresses future roof leaks nor does it certify that the roof is leak-free. The report does not constitute a warranty either expressed or implied regarding roof leakage. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. The Inspector is not allowed by state law to issue warranties. It is unreasonable to expect that it can be ascertained if a roof leaks under any weather conditions based upon a limited visual inspection during a one-time site visit. You are strongly advised to consult with a shingle or roof covering manufacturer-certified roofing contractor for further in-depth evaluations during every conceivable weather condition prior to the end of any time periods associated with the

sale or purchase of this property.

You are strongly urged to have an adjustor from your homeowner's insurance carrier inspect and verify that this roof meets their current underwriting criteria prior to the end of any time periods associated with the sale or purchase of this property.

1: Damaged Coverings

➡ Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



Damaged shingle

2: Damaged skylight

⚠ Safety Hazard

Skylight dome was cracked. There was an attempt to repair this crack. I can't say how affective this repair is. I would reccomend having a qualified professional evaluate.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

D. Roof Structures & Attics

Viewed From: Ladder, Attic

Approximate Average Depth of Insulation: 7 R-value - 7 inches

Comments:

Rodent activity:

VERMIN ACTIVITY Evidence of vermin activity was observed in the attic. Apparent rodent feces observed in the attic and/or rodent trails were observed through and across attic insulation. Rodents are known to chew on electrical wiring which is considered a fire hazard, and PEX water lines which may be the cause of water piping leaks and resulting water damages. It cannot be determined during a visual inspection if electrical wiring or PEX water lines under or through insulation has been chewed or as we do not disturb or move any portion of insulation.

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1: Damaged Insulation

🔴 Recommendation

Insulation appears to have been pulled out and/or damaged by pests. Recommend a qualified insulation contractor evaluate and repair.

Recommendation: Contact a qualified insulation contractor.

2: Insufficient Insulation

🔴 Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.

3: Sagging

⚠️ Safety Hazard

Multiple areas of the roof sagged, indicating sheathing or rafter deficiencies. Some rafter supports were cut in attic structure. Highly recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



showing rafter support was cut for gas flue pipe clearance. Also shows rotted decking from roof leak.

4: Thin/Soft Sheathing

🔴 Recommendation

Roof sheathing appears to be soft/thin in certain areas. This can be from decay in the underlying wood panels & structure. This was noted in multiple locations in attic. Recommend further examination by a qualified roofer.

Recommendation: Contact a qualified roofing professional.



thin brittle sheathing and water damaged rafters.

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Comments:

1: Cracks - Major

🔴 Recommendation

Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. I believe this damage was caused prior to the most recent foundation repair. I recommend monitoring the cracks.

Recommendation: Contact a qualified structural engineer.



separation from wall and ceiling at north west bedroom.

2: Cracks - Minor

🔴 Recommendation

Minor cracking was observed in wall structure. This is common in homes this age.

Recommendation: Recommended DIY Project

3: Evidence of Structural Damage

🔴 Recommendation

Evidence of structural damage was found in multiple locations. I believe this damage was caused prior to the most recent foundation repair. I recommend monitoring the cracks.

Recommendation: Contact a qualified structural engineer.



4: Evidence of Water Intrusion

⚠️ Safety Hazard

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified structural engineer.



door to backyard



this is under the water heater in laundry closet

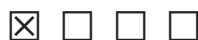


5: Trim caulking

🔴 Recommendation

Cracked caulking from building movement.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

1: Ceiling - Minor Damage

🔴 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation: Contact a qualified drywall contractor.

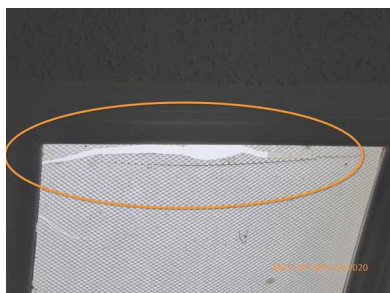


2: broken skylight panel

🔴 Recommendation

Recommend replacement.

Recommendation: Contact a qualified professional.



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

Comments:

1: Door Doesn't Latch

🔴 Recommendation

Bedroom door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

2: Door Sticks

🔴 Recommendation

Multiple doors throughout the house stick or is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation: Recommended DIY Project

3: Noticeable Gap

🔴 Recommendation

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation: Contact a qualified door repair/installation contractor.



closet doors in back bedroom

4: Paint/Refinish Needed

🔴 Recommendation

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation: Recommended DIY Project

5: Weatherstripping Insufficient

🔴 Recommendation

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping .](#)

Recommendation: Recommended DIY Project

☒ ☐ ☐ ☒ H. Windows

Comments:

1: Damaged

🔴 Recommendation

All windows appears to have general damage, but most are operational. Three different windows in the home do not open. Multiples are missing locks. Recommend a window professional replace as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



broken lock



Bedroom window will not open properly.



broken lock



this window next to the front door will not open properly.



2: Failed Seal

🔴 Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.

3: Missing Screen(s)

🔴 Recommendation

All windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.

☐ ☐ ☒ ☐ I. Stairways (Interior and Exterior)

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys***Comments:**Specific Limitations:*

The Inspector is not required to inspect or comment on the adequacy of the draft or performance of a chimney, or chimney structures located more than eight (8) feet above any accessible roofline. The Inspector does not remove chimney caps or cap flashings. The interiors of flues are not inspected except visually from the vantage point of the firebox, when accessible. Freestanding wood burning stoves are beyond the scope of this inspection. Should you have present or future concerns regarding fireplaces, draft performance, inaccessible chimney structures or freestanding wood burning stoves, consult with a Professional Chimney Sweep for further evaluation.

1: Chimney Liner Dirty

🟡 Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation: Contact a qualified chimney contractor.

2: Creosote

🟡 Recommendation

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

Recommendation: Contact a qualified professional.

3: Missing or damaged chimney cap

🟡 Recommendation



Masonry chimney cap must be repaired or replaced.

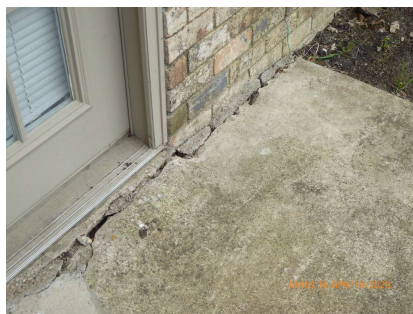
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports***Comments:**Specific limitations:*

The Inspector is not required to inspect or report on detached structures or waterfront structures and equipment (e.g. detached garages, buildings, barns, storage areas, boathouses, boat docks, bulkheads, seawalls, et al.).

1: Cracked Exterior Floor

🟡 Recommendation



Porch or balcony exterior flooring shows signs of foundation cracking. Recommend a concrete contractor evaluate and repair.

Recommendation: Contact a qualified concrete contractor.

**III. HEATING, VENTILATION & AIR
CONDITIONING SYSTEMS**☒ ☐ ☐ ☐ **A. Heating Equipment***Type of Systems:* Heat Pump*Energy Sources:* Natural Gas*Comments:**Specific limitations:*

The system fan, burner and heat exchanger were not readily accessible for inspection without

disassembly of the unit. Because we do not disassemble equipment the condition of the system interior is unknown. If the system does not have a documented history of regular (annual) cleaning and maintenance since its installation, servicing by a licensed professional HVAC technician is required. Heat pumps are not operated at an ambient temperature of 60 degrees F. or more and are never operated in emergency mode. WARNING: This inspection will likely not meet the underwriting requirements of a home warranty (residential service contract) company. Many of these companies have been known to decline coverage due to subjective and often specious code compliance and maintenance arguments. You are strongly advised to ask your "home warranty" (residential service contract) provider to assure that the system meets their underwriting requirements prior to contracting for their services or closing escrow on the property. Failure to do so may result in future claim denial.

Hvac:

The Texas Real Estate Commission standards require a limited cursory visual inspection of HVAC systems and that inspectors opine on system performance. No accurate opinion of performance can be arrived at via such a visual inspection without the use of specialized tools and the knowledge acquired through obtaining an HVAC license. The TREC does not sanction the use of the specialized tools required to obtain the information necessary to determine system performance. The TREC also does not sanction any specific diagnostic testing or research as would be required or expected to be done by a qualified licensed professional HVAC contractor (e.g. specific equipment model amperage and electrical testing or BTU/tonnage sizing; refrigerant level check for proper charge, restrictions or leaks; proper sizing or compatibility of equipment, or efficiency). Sole reliance on the commonly employed dry bulb thermometer differential temperature readings is neither recommended nor prudent. It is illegal in the state of Texas for anyone other than a TDLR- licensed HVAC contractor to connect diagnostic gages to refrigerant lines for diagnostic testing. Improper refrigerant levels may indicate a leak, directly affect compressor pressures, affect serviceable life and early failure, electrical amperage and electrical usage. Therefore, even in the absence of any discrepancy or deficiency noted in this report, the system should be further evaluated by a qualified and licensed HVAC contractor prior to the expiration of any time limitations associated with the purchase of this home. We do not recommend that anyone rely on a home inspection of the HVAC system for the purpose of making the decision to purchase a home. Again, you are strongly urged to have this equipment further evaluated in order to accurately determine its performance prior to the end of any time periods associated with the purchase of this home.

1: Filter requires replacement

Recommendation

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation: Contact a qualified HVAC professional.

2: Needs Servicing/Cleaning

Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation: Contact a qualified HVAC professional.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Heat Pump

Comments:

Specific Limitations:

The system fan and evaporator coil was not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance since its installation, servicing by a licensed professional HVAC technician is required. Previous repairs to the system may have resulted in mismatching of the condenser and evaporator units. You are strongly advised to have an HVAC technician inspect this system and verify that it has been installed in strict accordance with

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the manufacturer’s installation instructions and the Air Conditioning Contractors of America (ACCA) Manuals D, J, and S, prior to closing escrow on this home.

1: Failed to Produce Cold Air

🔴 Recommendation

The air conditioner was functional but did not produce cold air. at time of inspection i recorded only an 8 degree differential from supply and return air. Recommend licensed HVAC contractor evaluate.

Recommendation: Contact a qualified HVAC professional.

2: Unit Not Level

🔴 Recommendation

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation: Contact a qualified HVAC professional.

☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**
Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**
Comments:

Specific limitations:

The Inspector is not required to determine the service capacity amperage or voltage or the capacity of the electrical system relative to present or future use or requirements; conduct voltage drop calculations; determine the accuracy of breaker labeling; or determine the insurability of the property. The Inspector does not test any electrical or lighting systems not directly mounted on or attached to the house.

TREC regulation 535.229(b)(3)(E)(iii) requires the inspector to identify bonding deficiencies. This is not practically feasible to accomplish within the scope of a visual inspection and/or without the use of special tools. You are strongly urged to hire a licensed electrician to verify the bonding of all metal structures within the house that are likely to become energized, prior to the end of any time periods associated with the purchase of this home. Type of Service: Underground Size of Service: 120/240 Volt Main Service Type of Grounding: Copper (Where Observed) Water Pipe Connection (Where Observed) Main Distribution Panelboard Location: Garage Interior Wall Panel Rating: Main Service Rating 200 Amps Grounds for Departure: Sylvania Panel is Hazardous Disconnect Type: Breakers
Comments

1: Panel Missing Labels

🔴 Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.

2: Sylvania/ zynco panel

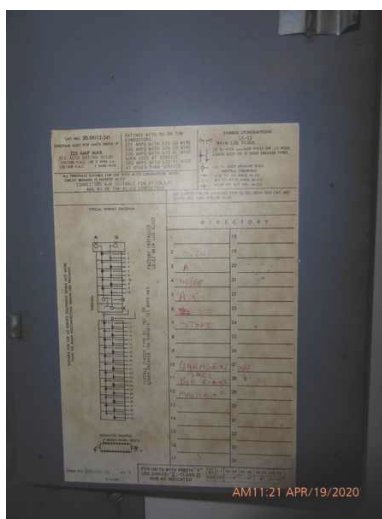
▲ Safety Hazard

The main distribution panelboard was manufactured by Sylvania/Zinsco. This unit is known to be problematic. See: <http://www.inspect-ny.com/electric/Zinsco.htm>

You are strongly urged to retain the services of a qualified electrical contractor to perform a full evaluation of this vital electrical component to confirm its current operating condition.

Replacement of the interior of the panel can sometimes be a less expensive option than entire panel replacement

Recommendation: Contact a qualified professional.



improper connection

☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Cover Plates Damaged

⊖ Recommendation

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.

2: Improper Wiring

⊖ Recommendation

Improper wiring was observed at the time of inspection. I found an open ground in the refrigerator location. Recommend a licensed electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.



open ground

3: Light Inoperable

🔴 Recommendation

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.



4: Smoke Detector Defective

🔴 Recommendation

Smoke detector is connected, but not functioning properly. Some missing from bedrooms. Recommend replacement.

Recommendation: Recommended DIY Project



IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Main Level

Static Water Pressure Reading: 55

specific limitations:

This inspector is not required to inspect anything buried, hidden, latent, or concealed. These are plumbing leaks which occur either in or under the concrete foundation. Slab leaks can only be discovered and ascertained by a licensed plumber using specialized tools and skills. Because they are a common problem in the North Central Texas area you are strongly urged to have the supply and drain piping of this house leak tested by a licensed master plumber prior to the end of any time periods associated with the sale or purchase of this home.

Slab leaks can occur in your home's potable water line or in your outgoing sanitary sewer line; both of which may be embedded in or under the foundation of the building. Leaks in either set

of lines can cause large amounts of damage to the foundation and each has its own list of causes, some are shared. Slab leaks in the potable water line can potentially be more destructive because the supply water is under pressure. It runs through or under the concrete slab, then to the water heater where copper pipes split off and carry water to all the hot and cold water fixtures in your house.

There are four main causes of slab leaks in a houses incoming water lines. Chemistry is the first, either the chemical interaction between copper water pipes or the water running through them (copper pipe is very susceptible to pinhole leaks caused by the chemical composition of your water), or electrolysis from the copper pipe coming into contact with soil. The second is that due to the foundation shifting (because of poor design or installation, or a change in the moisture of the expansive clay soil) and pull your pipes apart. The third is water pressure that is too high (the diameter of the pipes installed may be too small) will corrode copper pipe. Leaks will also form at points where the pipes bend or change direction. The fourth cause may just be poor craftsmanship or workmanship: inferior plumbing supplies or materials (e.g. pipes, soldering) or a plumber that rushes or isn't experienced. It could also be a kinked line (a piece of pipe with an imperfection) or nicked by another (non-plumbing) workman, such as those that pour the concrete.

Unlike those in incoming water lines which will continuously leak because of the continuous flow and pressure, slab leaks in sanitary sewer lines only leak when a toilet is flushed, someone takes a shower or bath, or faucet is turned on. There are four main causes of slab leaks in sanitary sewer lines. The first is a crack or break in the cast iron, galvanized steel, or PVC sewer pipes, caused by shifting of the foundation. The second is, in the case of cast iron or galvanized steel pipes, parts of the pipe may be exposed to soil, sand, or gravel which are porous to water -this can lead to rusting. The third cause is the chemicals, solvents, and cleaning solutions that are poured down the drain which interact and corrode the metal pipes. The fourth cause is poor craftsmanship or workmanship, inferior plumbing supplies or materials, or a plumber that rushes or isn't experienced.

Your homeowners insurance is not likely to cover slab leaks. This sort of coverage varies from company to company. Even if they do, they will not usually cover all of the expenses to make the necessary repairs.

There are essentially two methods for making these kinds of repairs. The traditional method involves finding the leaks and then cutting or breaking out the concrete slab in order to make the repairs and afterwards repairing the concrete. This is a tremendously invasive and expensive procedure that, depending on the number of leaks involved and the size of the house, can cost anywhere from \$20K - \$50K.

The latest method on the scene involves lining the piping with food grade epoxy. This is a nearly non-invasive procedure. The cost is also less than the traditional methods, but will still be in the \$10K - \$15K range.

In addition to the expense and inconvenience of the actual leak repairs, slab leaks are a leading cause of foundation damage.

1: Broken Hose bib

🔴 Recommendation

Broken hose bib on the exterior wall of backyard. Recommend replacement.

Recommendation: Contact a qualified professional.



Handle is broken and another valve with a working handle was placed on broken bib.

☒ ☐ ☐ ☐ B. Drains, Wastes, & Vents

Comments:

☒ ☐ ☐ ☒ C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons

Comments:

TPR testing:

TESTING NOTICE The manufacturers of all water heater temperature and pressure relief (TPR) valves require that these valves be professionally tested on a periodic basis (usually every three years). No certificate or proof of this required testing was observed at the water heater(s) or at the home and none was provided to this inspector by the owner, his agent, the client, or his agent. In the absence of proof of required servicing of this essential safety device(s) you are strongly urged to have this (these) valve(s) replaced prior to the end of any time limits associated with the purchase of this home. Failure to do so could result in devastating property and/or personnel damage.

1: Improper Installation

🔴 Safety Hazard

Water heater is improperly installed. Drain pan is improperly installed and the Draft hood is damaged and is a very serious health hazard. Recommend qualified plumber evaluate & repair Immediately .

Recommendation: Contact a qualified plumbing contractor.



2: Tpr valve termination

⊖ Recommendation

Improper installation of tubing for tpr valve.

Recommendation: Contact a qualified professional.



line should drain by gravity. This line is flex tubing and is turned upwards.

3: vent clearance

⊖ Recommendation

improper vent clearances. Ceiling was cut completely open exposing attic air to conditioned space.

Recommendation: Contact a qualified professional.



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D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

I	NI	NP	D
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1: Excessive Noise

🔴 Recommendation

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation: Contact a qualified handyman.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

1: Range Not Fastened

🔴 Recommendation

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation: Contact a qualified handyman.



☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

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

Comments:

☒ ☒ ☐ ☒ **G. Garage Door Operators**

Comments:

No power was supplied to garage door opener so i could not inspect.

garage door opener was not operational



☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

I	NI	NP	D
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1: Improper Venting

🔴 Recommendation

Dryer vent is not terminating to the exterior, which can cause inefficient venting and/or a fire hazard.
Recommend a qualified HVAC contractor or handyman vent to exterior.

Recommendation: Contact a qualified HVAC professional.