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Property Inspection Report: 11619 Dunlap



Texas Real Estate Commission Professional Inspector License #7657
Level-III Infrasppection Institute Certified Infrared Thermographer® #8402
FLIR ITC Certified Thermographer #8692
Member of International Association of Certified Home Inspectors - InterNACHI
Certified Roofing Technology Quality Master
Associate Member of Houston Association of Realtors
NAWT Certified Septic System Inspector #111984 IC
Texas Department of Insurance - VIP Inspector #33901081163
Texas Real Estate Commission Qualified Sponsoring Professional Inspector

Because your home shouldn't keep secrets from you™

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PROPERTY INSPECTION REPORT

Prepared For: Jonathan & Phyllis Frye
(Name of Client)

Concerning: 11619 Dunlap
(Address or Other Identification of Inspected Property)

By: Chuck Evans (#7657)
(Name and License Number of Inspector)

July 3, 2012
(Date)

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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 ACTION, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property Description:

One story, wood framed, single family home supported on a monolithic concrete slab on grade foundation with brick veneer, asphalt composition roof and detached metal carport.



For reference purposes in the report the home is considered to face West

Inspection Conditions:

Weather Conditions:	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Rain	Temperature ~95° F
Present at inspection:	<input checked="" type="checkbox"/> Client	<input checked="" type="checkbox"/> Buyer Agent	<input type="checkbox"/> Seller/Builder	<input type="checkbox"/> Listing Agent
Building Status:	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Vacant contents	
Utilities:	<input checked="" type="checkbox"/> All on	<input type="checkbox"/> No electricity	<input type="checkbox"/> No water	<input type="checkbox"/> No gas

Inaccessible or Obstructed Areas:

<input checked="" type="checkbox"/> Below floor coverings	<input type="checkbox"/> Behind, under furniture or stored items
<input type="checkbox"/> Walls, ceilings covered or freshly painted	<input checked="" type="checkbox"/> Attic contains areas with limited access
<input type="checkbox"/> Stored items in garage	<input checked="" type="checkbox"/> Areas behind sheetrock, insulation, cabinets
<input type="checkbox"/> Stored items in closets	<input checked="" type="checkbox"/> Wood framing and materials covered by siding
<input type="checkbox"/> Stored items in attic	<input type="checkbox"/> Crawl space areas were inaccessible

Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition are necessarily represented with individual photographs.

Note: This property exhibits a significant number of noteworthy conditions, many of which occur in multiple instances throughout and around the property. As such, the reader should consider specific items described and photographs included in this report to be representative examples, rather than a complete catalog of all instances of that item or condition on the property. We strongly advise the client to consult with qualified, licensed, professional tradepersons to scope any needed repairs and obtain cost estimates, prior to the end of the option period.

This report has been prepared for the exclusive use of the client named on the first page. This inspection report is the sole property of HomeCert, LLC and the client requesting and paying for same. This report will be distributed to other persons, only at the request of the client. This inspection is not transferable to any other party and HomeCert, LLC assumes no liability for such use.

The inspector conducts a visual, non destructive inspection of the property. This report reflects the inspector's observations and opinion of the accessible features of the property at the time of inspection. Not all conditions may be apparent the time of the inspection due to weather conditions, inoperable systems, and inaccessibility. Neither HomeCert, LLC or the Inspector is responsible or liable for the non-discovery of any patent or latent defects or other conditions of the property, or any conditions which may occur or become evident after the time of the inspection. The inspector is not an insurer and makes no warranty against defects in the building improvements, systems or components of the property.

The inspection and report do not include code compliance certification, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, or record research related to this property. This inspection excludes all underground piping including but not limited to water, sewer and gas piping.

Texas law allows only persons who possess a valid "Structural Pest Control Business License" to inspect or make reports with respect to pest infestations including wood destroying insects and other organisms such as fungus (causing wood rot). This report is not a termite inspection and no responsibility is assumed for any damage caused by wood-destroying organisms.

We strongly recommend visually rechecking the property for previously hidden defects or deficiencies immediately prior to closing, after the previous resident's belongings, builder's materials, etc. have been removed. We have included a pre-closing checklist to assist you in conducting your final pre-closing walkthrough.

Assessment and prioritization of repair items is subjective. Only you, the client, can determine what observed conditions are acceptable to you.

We appreciate having this opportunity to serve you and hope that you find this report both informative and useful.

Sincerely,



Chuck Evans (TREC #7657)



I=Inspected

NI=Not Inspected






NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building or object and facing it. Where necessary for clarity, directions will be described by compass point (e.g., north, east, southeast, etc.).

Key to Comment Symbols

-  Informational, requires no action.
-  Observation, may indicate a defect which should be monitored or repaired.
-  Defect, generally indicates an item that warrants repair. Note: we recommend using properly licensed and qualified tradespersons for repairs.
-  Safety related item. Used to indicate what the inspector believes to be a significant safety related issue
Note: most items in an inspection report are in some way safety related. The absence of this symbol does NOT indicate that the item is NOT safety related or that it is safe to ignore. Final assessment is up to the client.
-  Item that should be addressed at some time in the future or as a part of a regular maintenance/service schedule.

I STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation(s):

- ☒ Slab on grade ☐ Pier and beam
- ☐ Post tension ☐ Entered
- ☐ Viewed from opening
- ☐ Not accessed

Comments:

Overview:



A home's foundation is typically comprised of poured concrete and/or lumber and is often built in a slab or pier and beam configuration. Regardless of its construction, the primary purpose of the foundation is to provide a stable base to support the entire structure of the building and its contents, and to transfer that weight to the ground. Any improper movement of the foundation, especially differential movement, can have a detrimental impact to all of the home's structural systems.

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I	NI	NP	D	Inspection Item		

Limitations:


Inspection of foundations is limited to visual observation of accessible interior and exterior structural components. The inspector does not perform any engineering studies or measurements. Factors which could obscure potential conditions affecting the foundation and preclude accurate assessment of its performance include, but are not limited to: painting, repairs, areas behind walls, floor coverings, furniture, landscaping, patios, decking, etc.


Performance Opinion:

  The home shows **some signs of differential foundation movement**, indicated by one or more of the following observed conditions: Visible cracks in concrete foundation; brick cracking; door frames that are out-of-square, non-latching; framing separation in attic

In the inspector's opinion the distress patterns observed at the time of inspection were not severe enough to recommend repair. However, we do recommend that the client consider seeking a second, expert opinion from a structural engineer. Acceptance of present condition and future performance rests solely with the client. No warranty against future movement can be made.

Observed Conditions:

 Indications that the foundation has been repaired. We recommend that the buyer obtain and review any available documentation regarding the repairs including: the company that performed the work, date of repair, scope of work performed, location and number of piers, post repair elevation measurements, warranty and steps necessary to transfer warranty.

 Spalling (i.e., corner pops) observed at one or more corners of the slab. Spalling at corners typically occurs due to different thermal expansion rates between the wall and foundation. The foundation reinforcement does not extend into the corners, which often develop wedge shaped cracks. These cracks are common and do not affect foundation performance.



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Observed one or more cracks in foundation.



Honey comb in foundation observed at one or more locations (southeast).

High soil, patio and/or deck obscures view of foundation and possible termite/water penetration at rear.

Foundation edge has been painted and in some areas textured, which can mask cracks and other distress indicators.

Large tree(s) near house foundation. Large trees draw significant amounts of moisture from the soil which can affect foundation performance in areas with expansive soils.



Soil conditions in this area are known to be unstable. We recommend a program of conscientious watering of the soil in close proximity to the foundation to help maintain consistent moisture content and thus stabilize foundation movement caused by soil expansion and contraction.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments:

Overview:

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect intrusion and mold growth.

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		


Method of Inspection:

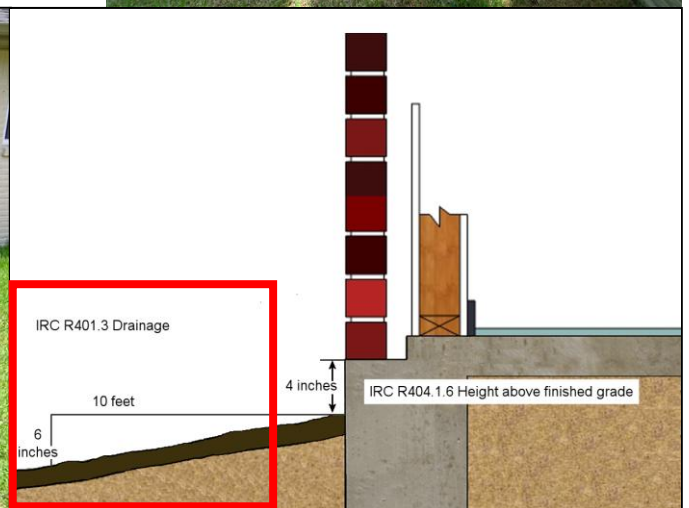
Inspection of the home grading and drainage is done via visual observation of the site around the structure, including surface grade, retaining walls, rain gutters and leaders, etc. Any visible conditions or symptoms that may indicate a situation which may adversely affect the foundation or indicate water penetration are reported. No soil, topographical or flood plain studies are performed.

Limitations:

Inspection of grading and drainage is limited to visual observation of surface grading and drainage issues around the foundation. The inspector does not perform any engineering studies or measurements, inspect or assess efficacy of retention ponds, underground drainage systems, neighboring sites, soil hydrology, underground water sources. Checking of flood maps, municipal drainage systems, etc is beyond the scope of the home inspection.

Observed Conditions:

 Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water at rear and south.



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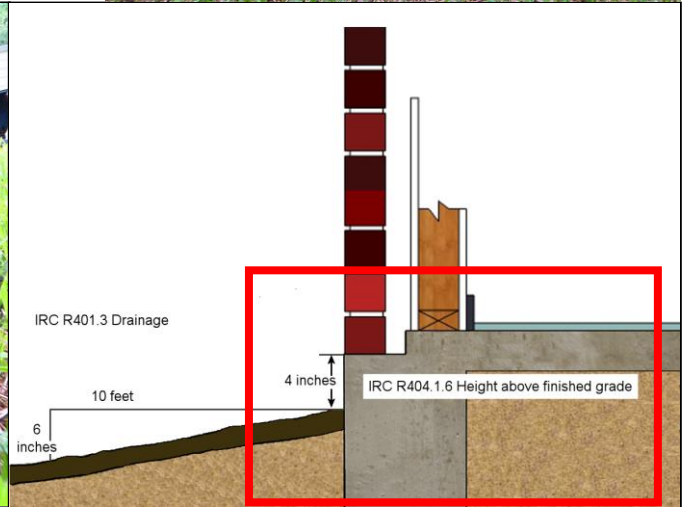
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✂✂ The soil level is too high on the slab below masonry siding at rear and south. As a result, splash-back (during rainstorms) and upward migration of water from the adjacent ground can lead to rot and facilitate insect intrusion in this area. Regular maintenance and monitoring of this area are recommended. A best practice is to keep at least 4 inches of the slab edge exposed below masonry.



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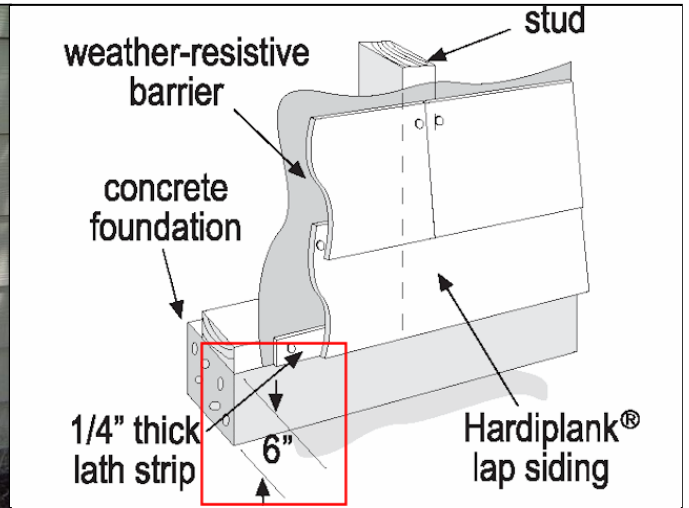
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✖ Rear patio does not slope properly away from house and is or above interior floor elevation. Weep holes in brick wall are actually below the patio surface. This condition greatly increases the potential for water penetration during heavy wind-driven rains.



✖ Soil level is too high near Hardi-plank siding at carport storage room. This condition promotes wood rot and is conducive to termite activity. The manufacturer specifies that a minimum 6 inch clearance be maintained



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✘ Wood should not be stored near house or garage (south). This is a conducive condition to termite activity. Recommend relocating away from the structure.

✘ Ground cover needed on south side to prevent soil erosion.

✘ Observed that soil has been trenched around some areas of house or garage foundation to maintain some foundation exposure (southeast). It is our experience that the soil soon fills up the trench resulting in soil at or above foundation, increasing potential for wood rot and/or water entry. Recommend lowering flower bed soil level several inches below level of foundation and carefully maintaining adequate foundation clearance above the soil line and proper slope to drain water away from the structure.



✘ Mounded flower beds and/or perimeter bricks/timbers may hold water near house (rear).





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☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering:

- ☒ Asphalt comp shingle ☐ Metal ☐ Tile ☐ Roll
☐ Wood shingle ☐ Torch down ☐ Tar & gravel ☐ Other

Viewed from:

- ☒ Roof top ☐ Ladder ☐ Ground

Comments:

Overview:

The roof is a complex system comprised of many components that must work well together to provide weather protection for the house. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, OSB, dimensional lumber boards), and the roof rafters themselves.

Method of Inspection:

The roof covering is inspected via visual observation of the roof and related components, including: the roof covering itself, visible flashings, penetrations and management of roof water runoff. If the inspector determines that the roof is accessible and safe to walk on, without risking injury or damage to the roof, he will generally perform the inspection by walking the roof surface. If conditions are not conducive to walking the roof, he will inspect the roof from a ladder or the ground, using binoculars, as needed.

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Limitations:

Roof inspections are limited to visual observation of accessible surfaces. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

Observed Conditions:

Roof Covering:

✂ Observed sag(s) in roof decking. Probably due to improper or inadequate framing in attic. Recommend proper installation of purlins with bracing down to load bearing walls to correct or arrest further sagging of roof



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✂✂✂ Observed numerous areas of deficient roof shingles and damaged areas affecting a large portion of the roof covering, including but not limited to: torn or damaged shingles; shingles not bonded; holes in the roof decking, etc.



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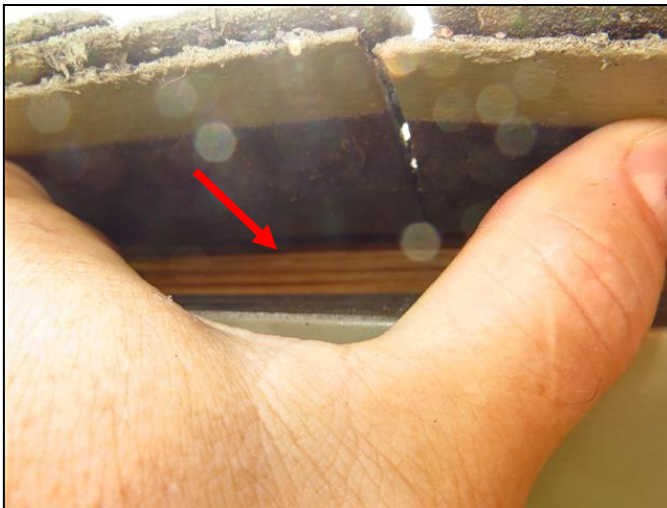
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✂✂ Random inspection for proper installation of felt below shingles revealed no felt paper below the shingles. This installation does not comply with the manufacturer's installation standards or Asphalt Roofing Manufacturers Association recommended practices.



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✂ Observed one or more bullets and/or bullet holes in roof surface.



👁 Observed multiple repairs to roof surface.



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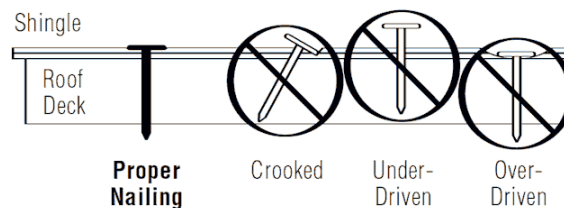
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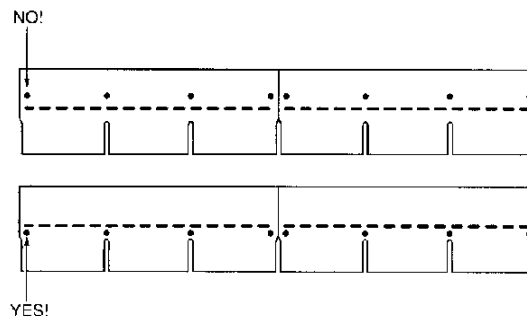
✂✂✂ Spot check of roof fasteners (e.g., nails, etc.) indicated improper roof fastener installation. Fasteners appear to be over driven and / or driven at an angle which causes the nail to cut into the shingle and substantially reduces the shingle's ability to remain secured during high winds. Some shingles show full tear through of nail heads and are not secured to the roof. Some show signs of slippage down the roof surface at rear.



Proper and improper nailing.



✂ Spot check of roof fasteners (e.g., nails, etc.) indicated some shingles have improper roof fastener placement. Observed high nailing (i.e., nailing above or through the line of the sealant strip).



High nailing: prohibited!

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✖ Spot check of roof fasteners (e.g., nails, etc.) indicated an inadequate number of roof fasteners are installed. A minimum of 4 fasteners are required for each full tab and a minimum of 2 fasteners for each short piece. In 110 mph wind zone areas 6 fasteners should be used for each full tab.



Visible Flashings:

✖ Flashing of some plumbing vents are not properly rolled down interior of plumbing vent pipes and/or are damaged by squirrels, may allow rain water entry.



✖ Lead flashing improperly rolled down on plumbing vents. Flashing should not obstruct vent pipe.



I=Inspected

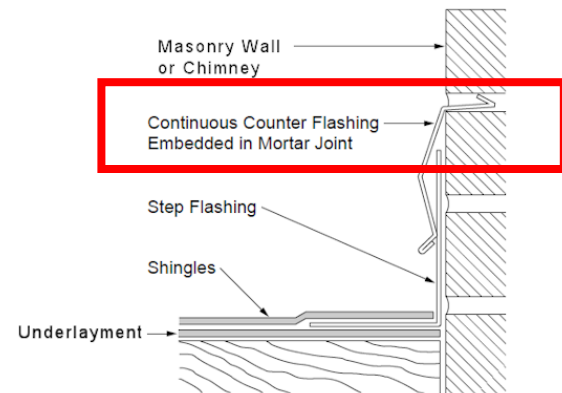
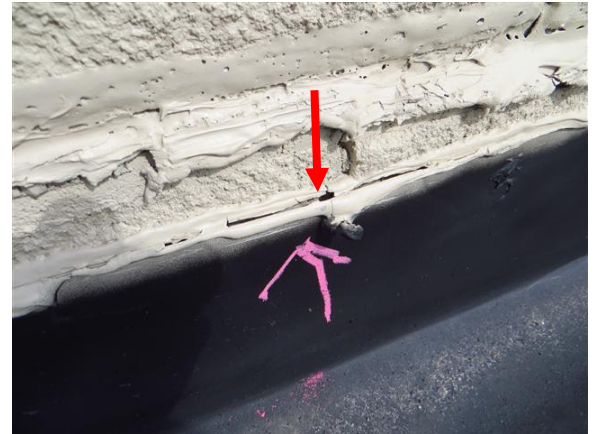
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✖✖✖ Counterflashing is inadequately sealed, pulling away or missing from masonry chimney or wall. Counterflashing should be let-into into the brick or masonry a approximately 1¼ inches with and bead of high quality caulk placed along the top edge of the flange to keep water out. Surface application of flashing is an inferior method which depends entirely on the caulk joint to keep water from penetrating behind the flashing,



Through-wall metal counter flashing embedded in masonry.

✖ Chimney flashing spanning the roof ridge has potential to direct water in to the roof under the ridge vent.



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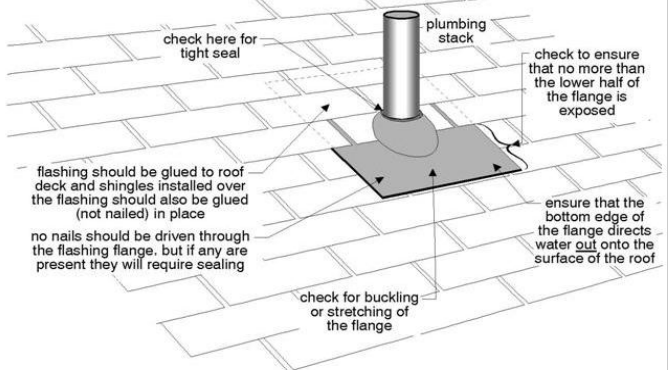
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Roof Penetrations:

✂ Roof jack for electrical service mast is not installed properly, not interwoven into shingles and lower flange not secure.



Neoprene plumbing stack flashing




Gutters & Downspouts:

✂ Gutters are in need of general maintenance such as: cleaning out debris; re-securing gutters to fascia; tilting gutters toward drains, sealing leaks, etc.




✂ Recommend addition of rain gutters to help improve drainage, reduce splash back on structure and help prevent wood rot at front and north side.

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 Recommend removal of roof dams/deflectors and replacement with proper gutters. Roof dams trap debris, disrupt the natural flow of water off of the roof and increase the potential for water to seep back under shingles.



Evidence of Water Penetration:

 Roof water penetration likely from damaged areas of roof covering and / or missing / improper flashing.

☒ ☐ ☐ ☒

D. Roof Structure & Attic

Viewed from:

☒ Accessible portions of attic ☐ Attic opening ☐ Other

Comments:

Overview:

In this climate, the three most important factors affecting energy efficiency are conduction, radiant solar heat gain, and infiltration gains and losses. Conduction (or direct heat gain or loss through the walls and ceiling) is primarily controlled by insulation. Infiltration loss or gain (drafts or air leakage) is controlled by caulking and weather stripping. Solar heat gain is controlled by the external shading of windows exposed to the sun or reflected sun.

The attic space in a home in Texas is the most important area for insulation. Attic floor insulation should be at least R-19, however for best energy efficiency R-30 is preferable.


Method of Inspection:

Inspection of the roof structure and attic is performed via visual observation of this areas and components which can reasonably and safely accessed. Areas and components which are inaccessible are noted.

Limitations:

Almost all attics have spaces which are inaccessible to inspection, whether due to stored items, ductwork, mechanical equipment, roof structural components, roof geometry (e.g., eaves). Areas which cannot be readily accessed are not inspected.

Observed Conditions:

 Not all areas of the attic were accessible to inspection, including but not limited to: outer portions of eaves.

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Roof Framing:


☒ Conventional wood rafters

☐ Engineered truss


☐ Other

 Observed purlin (roof bracing) of improper / inadequate size and/or not installed on strength axis in attic, needs repair by installing 2x6 purlins with bracing down to load bearing walls to arrest further movement/sagging of roof.



 Observed separation of rafters from ridge at several locations, possibly due to structural movement. Observed improper repairs using scab lumber. Repair pieces should extend from the ridge down to a support.



 Observed insufficient purlin (roof bracing) supports in attic, needs additional purlin struts at 4 foot centers down to load bearing walls for proper roof support.

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👁️ Observed ridge and/or valley rafter splice(s) not properly supported in attic.



⚡ Observed rafter splice not properly supported in attic.



👁️ Evidence of previous (possibly current) rodent activity in attic.

👁️ Water stain(s) observed in attic at chimney.

👁️ The inspector cannot ascertain the carport structure's ability to withstand high winds.

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Insulation:

Approximate Average Depth of Insulation: **3-8** inches

☒ Blown ☒ Batt ☐ Radiant barrier

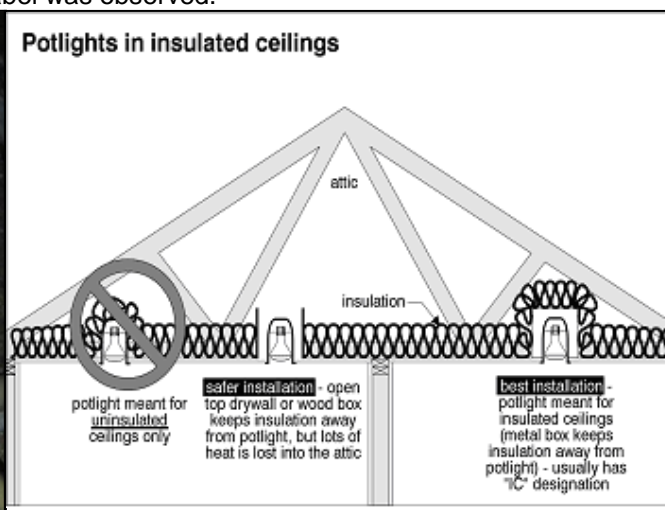
Approximate Average Thickness of Vertical Insulation: **3**

☐ Blown ☒ Batt ☐ Not visible ☐ Insulation backer

The following table illustrates typical R-values per inch for most commonly used insulation types.

Insulation type	R-value per inch
Fiberglass blanket or batt	2.9 to 3.8 (use 3.2)
High performance fiber glass blanket or batt	3.7 to 4.3 (use 3.8)
Loose-fill fiber glass	2.3 to 2.7 (use 2.5)
Loose-fill rock wool	2.7 to 3.0 (use 2.8)
Loose-fill cellulose	3.4 to 3.7 (use 3.5)
Expanded polystyrene board	3.6 to 4 (use 3.8)

Insulation should be maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazard. Exception: when lights are listed and labeled as IC (insulation contact) they may be in contact with insulation. No such label was observed.



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✘ Insulation missing, not properly positioned, packed down in areas, etc. numerous through the house.



✘ Vertical sections of insulation are not properly secured and have sagged away from the wall, fallen down or are missing off interior walls in attic. Insulation must be held in direct contact with the air barrier (e.g., sheetrock) in order to be effective. An insulation backer will help secure the insulation to the wall.



Attic Access (Stairs, Openings and Walks):

✘ Attic stairs not installed per manufacturer's installation instructions. Missing securing nails / lag bolts in holes of metal pivot points and corner brackets.

✘ Stairway to the attic is not adequately sealed and/or insulated. Attic stairway attic lacks one or more of the following:

- ☒ sufficient insulation at the panel,
- ☒ weather stripping,
- ☒ foam sealing between the frame and rough opening.

This condition allows air leakage and heat transfer between the living space and unconditioned attic space. Does not conform to current energy standards (Ref: IRC Section N1102.4.1 Building thermal envelope). *The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material...*

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

✖ Inadequate access opening to mechanical equipment in attic. Does not conform to building standards. The opening is too small. It is difficult to service and impossible to remove the equipment from its current location through the opening. (Ref: IRC Section M1305.1.3 Appliance Access | Appliances in attics) *Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance... The clear access opening dimension shall be a minimum of 20 inches by 30 inches...*



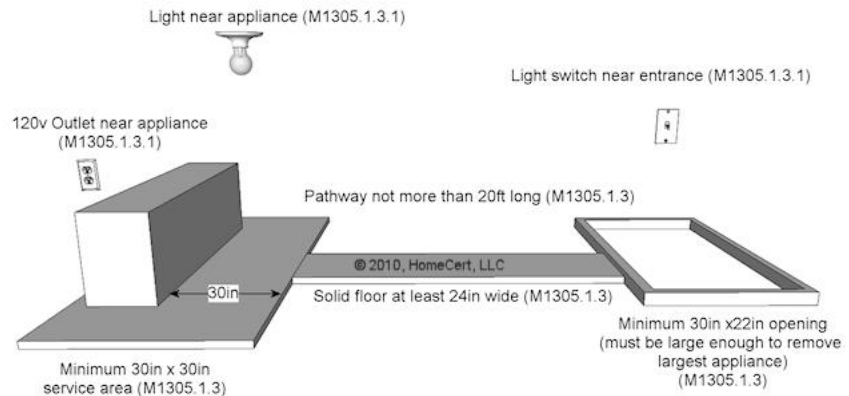
✖ Attic pull down ladder frame is not properly shimmed / supported in attic opening or the rough opening is improperly sized. Open gap places excessive stress on fasteners. Risk of failure.



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✘ Attic service passageway and/or platform to mechanical equipment do not meet building standards. IRC §M1305.1.3 specifies that attics containing appliances shall have an opening not less than 22in x 30in, a clear unobstructed passageway with solid flooring at least 24in wide and not more than 20ft long; a work area not less than 30in wide by 30in deep in front of all sides of appliances where access is required. IRC §M1305.1.3.1 stipulates that a light fixture with a switch at the required passageway opening and a receptacle outlet will be provided near the appliance.

Access to appliances in attics



Client note: some home warranty companies have denied warranty claims due to non-compliance with service access requirements.

✘ Floor decking in some areas of attic is not rated for use as flooring at the existing joist span or is not properly supported over joists and/or secured in place. One or more areas where stepping on ends of boards can result in flooring bowing down, collapsing or popping up.

✘ Missing required light control switch near the attic access.

Attic Ventilation:

☒ Passive

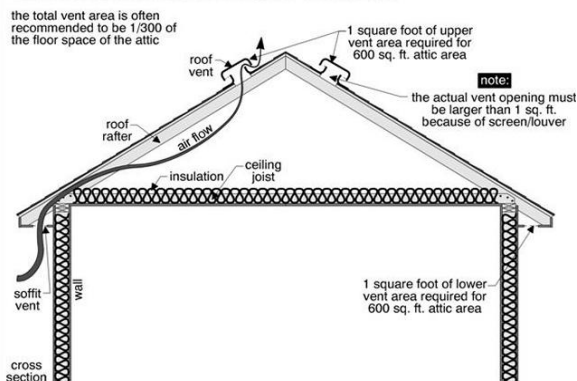
☐ Mechanical

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

✂✂✂ There is an inadequate amount of roof venting to allow proper ventilation of attic. Inadequate attic ventilation contributes to larger utility bills as well as shortened roof life.

The inspector observed a total of approximately 10 linear feet of attic vent on an estimated 2800 square foot attic. In order to achieve the minimum ratio of 1:600 NFVA (Net Free Ventilated Area) to attic area, AirVent Inc. specifies that a minimum of 45 linear feet would be needed.

Recommended amount of attic ventilation



It is the inspector's opinion that due to the design of the roof, there is not enough ridge to adequately ventilate the attic using ridge vents (Note: ridge vents should not be mixed with other types of vents, such as static or power vents on the same roof)

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Method of Inspection:

Inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas enclosed within finished walls and concealed flashing details (e.g., doors, windows, brick ledges, etc.) are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions.

Limitations:

No moisture testing is performed, unless specifically indicated in the report. No mold or indoor air quality (IAQ) tests are performed. The inspector is not qualified or certified to perform such evaluations. The client should be aware that various fungi, molds and mildew can flourish in environments subject to water intrusion events and areas of excessively moist or humid conditions. A growing concern for some clients includes the possible adverse effect on indoor air quality and the potential for related health hazards. If concerned, the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Texas law allows only persons who possess a valid "Structural Pest Control Business License" to inspect or make reports with respect to pest infestations including wood destroying insects and other organisms such as fungus (causing wood rot). This report is not a termite inspection and no responsibility is assumed for any damage caused by or the presence of wood-destroying organisms. We advise our clients to have a structural pest inspection performed by a qualified, licensed pest control specialist.

The inspector does not move or climb over furniture or stored items to inspect behind them.

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

Observed Conditions:

i Homes built prior to 1978 may contain lead based paint. This company does not inspect for lead or other environmental hazards. Please see the Lead Paint resource section of our website at www.HomeCert.com/Resources.htm for more information regarding lead based paints.

Interior Walls:

e Evidence house and/or garage has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional information from seller regarding extent and location of previous infestation, chemical & company used, warranty if applicable, etc.. HomeCert, LLC specifically excludes hidden / latent damage if present (we cannot see thru walls!).

e Cracks, and/or repairs observed on interior walls.

e Fresh paint observed on interior surfaces. Fresh paint can mask distress indicators.

Exterior Walls:

Exterior Wall Surface:

- ☒ Brick veneer ☐ Stone ☐ Stucco ☐ EIFS
☐ Wood ☐ Vinyl ☐ Fiber-Cement (e.g., Hardi-plank)
☐ Metal ☐ Fiber-board ☐ Other

Note: The term Hardie-Plank may be used in this report as a generic reference to fiber-cement type siding and trim rather than the James Hardie brand product specifically

Brick veneer with wood product, soffits and trim.

x Wood rot observed in one or more locations of structure. Numerous areas of soffit at front and rear



I=Inspected

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I	NI	NP	D	Inspection Item
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✘ Earth wood contact in some areas (landscape ties at rear), conducive condition to termite activity and wood rot.

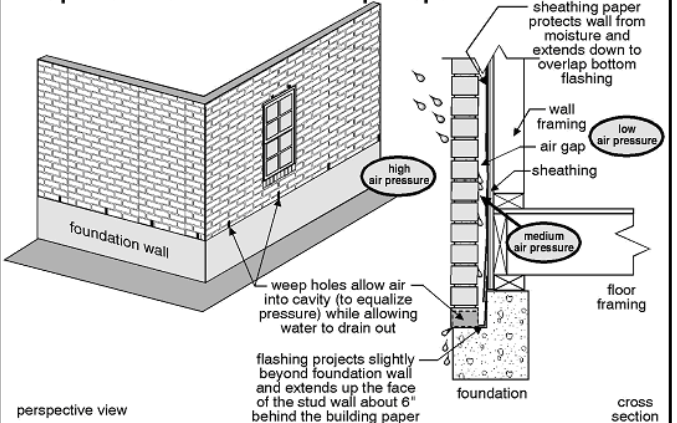
✘ Cracks in masonry (brick, stone, mortar, etc.) veneer and / or masonry repairs observed at several locations around house. Recommend client take photographs of cracks, their location, and width (ruler across the crack) with a high resolution camera that has a date stamp for future reference.



✘ Noted several blocked / obstructed weep holes in brick veneer siding (rear). Some are below grade. Weep holes allow moisture to escape from behind exterior walls and prevent wood rot / decay.



Weep holes - vented rain screen principle



👁 Exterior bricks are painted. Paint can hide brick cracks very effectively.

I=Inspected

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I	NI	NP	D	Inspection Item
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✂ Observed potential rodent entry point at several locations. Recommend sealing.



✂ Caulking missing and/or deficient around some windows and / or doors can allow wind driven rain entry.



Evidence of Water Penetration:

- 👁 Possible from soil above foundation and/or improper site drainage during heavy rains.
- 👁 Possible from exterior windows or trim and penetrations not properly flashed or caulked.

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

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F. Ceilings and Floors

Comments:

Method of Inspection:

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs etc., and prevent assessment of these conditions.

Limitations:


No moisture testing is performed, unless specifically indicated in the report. No mold or indoor air quality (IAQ) tests are performed. The inspector is not qualified or certified to perform such evaluations. The client should be aware that various fungi, molds and mildew can flourish in environments subject to water intrusion events and areas of excessively moist or humid conditions. A growing concern for some clients includes the possible adverse effect on indoor air quality and the potential for related health hazards. If concerned, the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

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The inspector does not move or climb over furniture or stored items to inspect behind them.

Observed Conditions:

Ceilings:

 Cracks and/or repairs to sheetrock observed in ceiling.

Floors:

 First floor is not level. Possibly due to foundation movement or non-level placement of concrete when the foundation was laid.



I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

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G. Doors (Interior and Exterior)

Comments:

Method of Inspection:



Interior and exterior doors are inspected for proper functioning, including latches and locking mechanisms. Garage doors are inspected for proper operation, including safety devices on automatic openers.

Limitations:





Doors which are obstructed by furnishings or stored items may not be accessible to inspection. The inspector does not move furniture or stored items to inspect behind them. Interior doors which are locked and exterior doors which have no readily available key may not be opened.

Observed Conditions:

Interior Doors:

-  One or more doors were not square in jamb (master bedroom).
-  One or more doors in house will not latch (master bedroom).

Exterior Doors:

-  Dead bolt does not fully extend into striker plate or is difficult to align and engage at southeast door, needs adjustment for proper operation.
-  Bolt on stationary side of double door needs adjustment to operate properly at southeast door.
-  Security consideration, exterior "hollow core" door (entry).
-  Weather stripping worn / damaged / missing and/or ineffective at one or more exterior doors (bottom of entry).

☒ ☐ ☐ ☒

H. Windows

Comments:

Method of Inspection:

Windows, where accessible, are inspected for proper functioning, including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues including lack of safety glass in required locations and egress issues in sleeping areas are also noted. Windows which have been painted shut or do not open with reasonable force, as determined by the inspector, will be designated as non-functional.

Limitations:

Windows which are obstructed by furnishings or stored items may not be accessible to inspection. The inspector does not move or climb over furniture or stored items to inspect behind them. Storm windows, awnings, shutters, shades, blinds, etc. are not inspected. The inspector does not remove screws, nails and clamp-on type locks to test windows.

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		


Observed Conditions:

Window Materials:



☒ Aluminum ☐ Wood ☒ Vinyl ☐ Other

Window Operation:

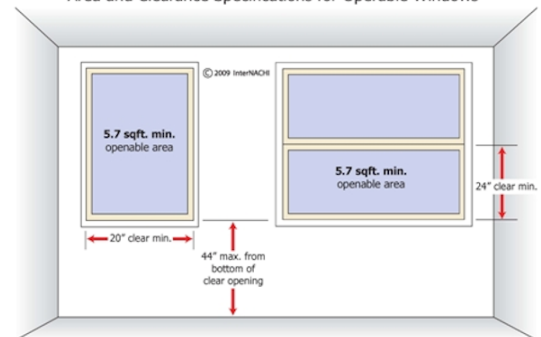
☐ Double hung ☒ Single hung ☒ Fixed
☒ Sliding ☐ Casement ☐ Awning ☐ Other

 Weather stripping damaged / defective at several windows.





  Observed one or more bedrooms having window(s) with sill height greater than 44 inches above floor and/or having less than a minimum opening area of 5 square feet which is considered difficult to maneuver through if used as emergency egress in case of fire. Ref IRC R310.1.

Area and Clearance Specifications for Operable Windows



 There are few or no window screens on the house

  Could not locate markings on glass panel(s) of window(s) within 24" arc of closed door to indicate the presence of required tempered / safety glass which is a recognized safety hazard and building standard requirement (Ref: IRC Section R308.4 Hazardous locations).

☐ ☐ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

Observed Conditions: Not present at time of inspection



I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

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J. Fireplace/Chimney

Comments:

Overview:

Heating fires account for 36% of residential home fires in rural areas every year. Although fireplaces in most Houston area homes are used more for aesthetic value than as primary heating sources, they still may present several safety hazards including: fire, burns and carbon monoxide poisoning. There are many building and manufacturer safety standards for fireplaces, chimneys and fireplace appliances.

Method of Inspection:

Inspection of fireplaces and chimneys focuses on observation of visible and accessible components of the firebox, hearth extension, fuel source, combustion air source, doors, circulating fan, lintel, damper, flue, fire blocking at attic penetration, chimney crown, cap and spark arrester. Defects observed in the visible portions of these components are noted in the report. No testing of the draft performance is performed

Limitations:

Special equipment and methods are needed to thoroughly inspect the interior of a chimney or fireplace vent. Typically only a small portion of the interior is visible to the home inspector. Thorough inspection of chimneys, flues, liners and vents can only be carried out by a qualified chimney sweep.

We strongly recommend that prior to using any solid fuel burning fireplace or appliance that the client first has the unit thoroughly inspected, and if necessary cleaned, by a qualified, licensed chimney sweep.

Observed Conditions:

Fireplace:

Construction:


☐ Metal ☒ Masonry ☐ Listed appliance


Fuel Source:


☐ Gas log ☒ Gas log lighter ☐ Wood ☐ Other

 There was no gas flow to the log lighter when the gas valve was opened.

Chimney:

 The inspector's ability to perform an interior examination of the flue is very limited. Much of the interior of the chimney is concealed from view without special equipment. A comprehensive examination can only be made by a qualified and fully equipped chimney sweep.

 Soot build-up in fire box and/or flue, should be cleaned by a qualified chimney sweep.

 Chimney is not properly fire stopped in attic. Does not comply with current building standards. (Ref: IRC Section R1003.19 Chimney fireblocking) *All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney.*

I=Inspected

NI=Not Inspected

NP=Not Present

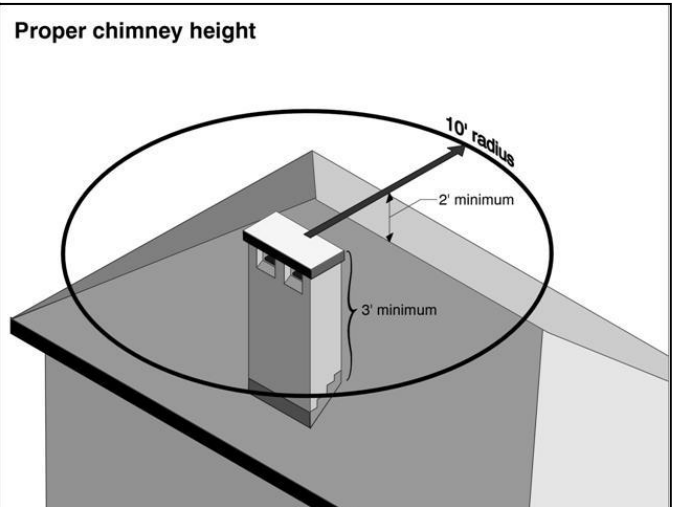
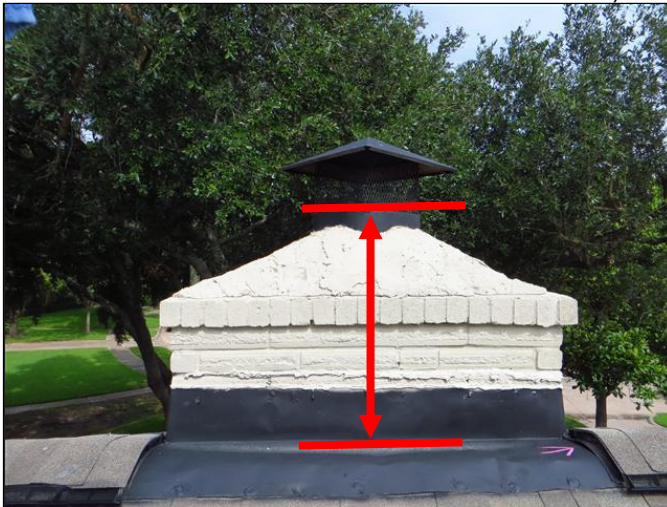
D=Deficiency

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✘ Masonry coping cracked, on top of chimney, possible source of water entry.



✘ Chimney height does not appear adequate per current industry standards to ensure proper draft of fireplace. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof. (Ref: IRC 2003 Section R1001.6 Termination).



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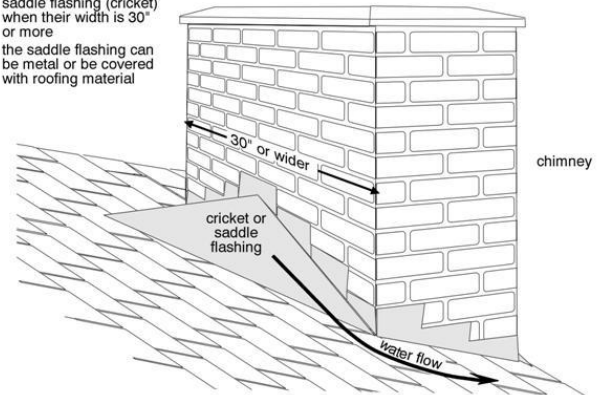
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✘ Chimney is larger than 30 inches wide without a cricket present on back side to reduce chance of water entry during heavy rains, recommend addition of chimney cricket when new roof is applied.



Chimney saddle flashings

chimneys require a saddle flashing (cricket) when their width is 30" or more the saddle flashing can be metal or be covered with roofing material


☒ ☐ ☐ ☒

K. Porches, Balconies, Decks and Carports

Comments:

Method of Inspection:

Porches, decks and carports are visually inspected for structural defects and safety deficiencies. Outbuildings and detached structures are not inspected.

Observed Conditions:

👁 High soil, patio and/or deck obscures view of foundation and possible termite/water penetration across rear.

✘ Patio lacks adequate slope away from the house or improperly slopes toward the house. This condition increases potential water penetration during heavy rains and can be detrimental to the foundation.



I=Inspected

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D=Deficiency

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✘ Tripping Hazard(s), walks and/or driveways are uneven in some areas.



✘ Driveway has settled and has cracks and/or uneven surface.



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I	NI	NP	D	Inspection Item		

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

Overview:

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home.


Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

Limitations:

Inspection of the electrical service system is limited to visible and accessible components of the entrance cable, meter box, service panel and the visible portions of the wiring. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. Auxiliary electrical systems such as generators and transfer switches are not inspected. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed. Length of embedded or buried equipment grounding electrodes cannot be determined by visual observation. No resistance measurement of equipment grounding electrodes is performed. Lightning arrestor systems and solar panels are not inspected. No assertion as to the insurability of the property is made.

Observed Conditions:

Main Service Panel:


 The electrical system for this house consists of a single-phase, three-wire, 120/240-volt service

Location:

☐ Garage ☒ Exterior ☐ Closet* ☐ Other*

Main Breaker Capacity:
200 Amps

Feeder Conductors:
Copper

 Tree limbs in contact with electrical lines to house. Recommend Power company or professional tree trimmer be contacted for this corrective action because of risk of injury / electrocution.

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✘ Messenger wire is spliced and appears to be poorly secured / at the splice.
This wire supports the other service wires.



✘ Observed improper use of normal wire conductor colors. Observed black wire used for other than ungrounded / hot conductors, and/or white wire used for other than grounded / neutral, and/or bare green wire use for other than grounding conductors. When a white insulated conductor is used for other than a grounded conductor it should be permanently re-identified (i.e., marked) with the appropriate color.

❗ The purpose of an AFCI (Arc Fault Circuit Interrupt) breaker is to protect against fires caused by electrical arcs. Standard circuit breakers and GFCI's cannot detect all dangerous arc faults. Arcs can be caused by damaged, aged or improperly used wires or cords or worn electrical insulation. AFCI breakers detect these arc faults and immediately turn off the circuit where the arc is detected. Arc fault protection is required for all bedroom circuits in newer homes.

✘ Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2008 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current **TREC standard of practice requires inspectors** to indicate that a deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

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☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures:

Type of Wiring Observed:

- ☒ Copper ☐ Aluminum ☐ Copper 120v & Aluminum 240v
☒ 3 Wire (grounded) ☐ 2 Wire (ungrounded) ☐ Knob and tube (ungrounded)

* where visible


Comments:

Limitations:

Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, outlets, switches and connected devices. The absence of GFCI and AFI protection devices in required locations is reported. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified though a visual inspection. Low voltage and ancillary electrical systems such as low voltage lighting systems, landscape lighting, generators, communication, entertainment systems, etc. are not inspected. No load analysis or capacity / demand calculations of branch circuits are performed.



Observed Conditions:

Wiring:

-  Wire connections are not enclosed in proper electrical junction box(s), or electrical junction box(s) do not have covers in place, including but not limited to attic.



Fixtures:

-  Ceiling fan not balanced and/or noisy in family room.
 Observed one or more fixtures which appear to be controlled by timers, dusk to dawn or motion sensors. Timer and sensor controlled lights were not operated.

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Outlets:

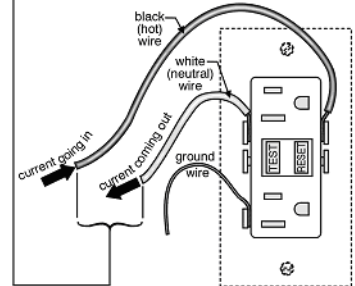
i Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

i The purpose of a GFCI (Ground Fault Circuit Interrupt) circuit is to provide positive protection against a shock hazard since it will “trip” almost instantaneously, thus protecting you. Should a GFCI circuit interrupter “trip,” simply reset it for continuing operation. Periodically, you should test the GFCI circuit interrupter for proper operation by pressing the “Test” button. GFCIs are more sensitive than circuit breakers and provide far better protection for you in high-risk areas.

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference (even as little as 5 milliamperes), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



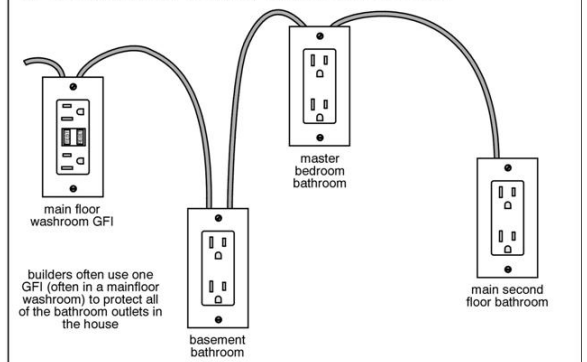
✂ + Not all outlets in hazardous locations are protected with GFCI circuitry as required by current standards. Observed one or more of the following required locations that are not GFCI protected: all bathrooms, all kitchen counter top and island outlets, all exterior outlets, garage outlets, etc. This condition is a recognized hazard and should be corrected by a qualified/licensed electrician.

One or more outlets in the following locations were not protected:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Kitchen counter | <input type="checkbox"/> Kitchen island |
| <input type="checkbox"/> Bathrooms | <input checked="" type="checkbox"/> Exterior (front) |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Garage ceiling |
| <input type="checkbox"/> Wet bar | <input type="checkbox"/> Laundry sink |
| <input type="checkbox"/> Pool area | <input type="checkbox"/> Spa / hot tub |
| <input type="checkbox"/> Other: | |

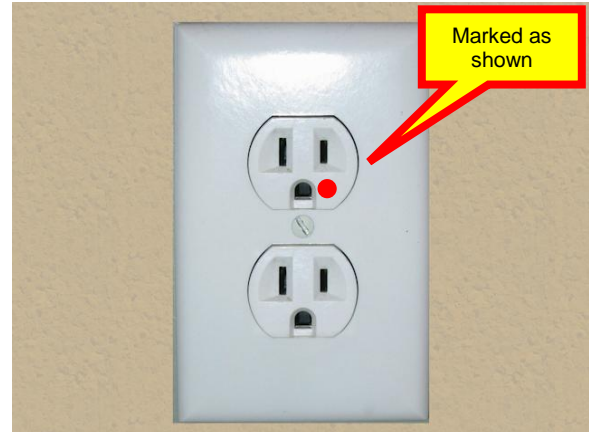
👁 GFCI resets are located at exterior, master bathroom, hall bath, kitchen.

GFI's can protect ordinary outlets downstream



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✘ 3-prong outlet not grounded or poor ground connection (multiple).



✘ Improperly wired, 3 prong outlet(s) polarity reversed, open neutral, etc., including but not limited to the exterior GFCI outlet at panel. Known improper outlets are marked with red dots.



👁 Observed one or more switch controlled outlets living room.

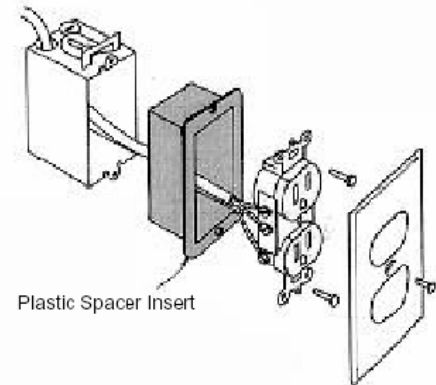
✘ Exterior outlet installed in "wet location" missing proper cover that remains weather tight when a cord/plug is connected. (Ref: NEC Article 406.8 Receptacles in Damp or Wet Locations, (B) Receptacles in Wet Locations). (1) 15 and 20A Receptacles. All 15 and 20A 125V and 250V receptacles installed in a wet location must be within an enclosure that is weatherproof even when an attachment plug is inserted.



Example


I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

 Space between face plate and edge of electrical junction box exceeds ¼ inch allowable by current building standards. Missing required spacer (spark ring) on kitchen / bath counter top outlets and switches with tile back splash. (Ref: NEC Article 314.20 In Wall or Ceiling). *In walls or ceilings with a surface of concrete, tile, gypsum, plaster, or other noncombustible material, boxes employing a flush-type cover or faceplate shall be installed so that the front edge of the box, plaster ring, extension ring, or listed extender will not be set back of the finished surface more than ¼ in.*




Also, receptacles shall be mounted so that the mounting yoke is held rigidly at the finished surface (Ref: NEC Article 406.4(A) Boxes that are set back). *Receptacles mounted in boxes that are set back from the finished surface as permitted in 314.20 shall be installed such that the mounting yoke or strap of the receptacle is held rigidly at the finished surface.*


Switches:

 No significant deficiencies or anomalies noted at the time of inspection.


Disconnects:

 No significant deficiencies or anomalies noted at the time of inspection.

Smoke Detectors and Alarms:


 Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.



We suggest that home buyers spend some time with the current owner or builder to further understand the operation of this system and, if possible, to obtain all manufacturer's literature. Also, keep in mind that most of these systems do require regular maintenance to assure proper and dependable operation.



 The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links:
www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com,
www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.





I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		


 Smoke detectors are not interconnected (southeast bedroom). Does not comply with CURRENT building standards. Detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit... (Ref: IRC Section R314 Smoke Alarms). Recommend use of wireless alarms which can interconnection without hard wiring.


  Since the age of the batteries cannot be determined, we suggest that you replace them promptly after move-in and test the units monthly for proper operation.

  This house does not appear to have any fire extinguishers installed. We recommend installing at least three extinguishers at strategic locations within the house (i.e., garage, kitchen, second floor).

  This house does not appear to be equipped with a carbon monoxide detector. We strongly advise investing in at least one detector and placing it according to the manufacturer's instructions.

Other Electrical:

 Electrical panel bonding wire not observed at metallic water piping. Does not comply with current electrical standards, if not present. (Ref: NEC Article 250.104 Bonding of Piping Systems and Exposed Structural Steel.)

 Did not observe electrical panel bonding to metal gas piping at the meter or attic area. If not bonded the system does not comply with current electrical standards. (Ref: NEC Article 250.104 Bonding of Piping Systems and Exposed Structural Steel.)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of System: Forced Air

Energy Source: Gas

Comments:

Overview:

During the hot summer months, the compressor/condensing unit, in conjunction with the evaporator coil, extracts heat from the house and transfers it to the outside. During the cooler winter months, the furnace heats the inside air. For both the heating and cooling processes, the air handler circulates air through the house.

Observed Conditions:

👁️ Cooling and heating for these premises is provided by a split system air conditioner and gas fired heater. A split system air conditioning/heating system consists of two basic elements: The compressor/condensing unit, which is located outside, and the air handler/evaporator coil/furnace unit, which is located in the attic.

Heating System:

Heating Unit:

Make: American Standard

Year: 2002

Model: AUD100C960K2

Serial #: 23740X2G

👁️ The heating system was operating properly and delivering sufficiently conditioned air at the outlets at the time of the inspection. The limit switches appeared to function properly.

Heating Exhaust Vent:

👁️ No significant deficiencies or anomalies noted at the time of inspection.

Blower:

👁️ No significant deficiencies or anomalies noted at the time of inspection.

Thermostat:

👁️ No significant deficiencies or anomalies noted at the time of inspection.



I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

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B. Cooling Equipment:

Type of System: Forced Air, Split System

Comments:

Overview:

The average life of an air conditioner compressor/condenser is approximately 12 to 15 years. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

This heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, motor-blower units, filters, and any other component, including electrical controls and devices for starting and operating, etc.

We strongly recommend cleaning and/or changing of filters every 6 to 8 weeks in the heating and cooling seasons. This will help keep the units running efficiently. Filters are usually located at the return air vents or inside the air handlers.

Limitations:

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically. The coil should be cleaned, serviced and inspected if the owner's records do not indicate that this service has been performed within the last year.

Observed Conditions:

Cooling System:

Temperature Differential (°F):

Return	Supply	Delta-T
85.7	73.4	-12.3 (Low)

Condensing Unit:

Make: Trane
Year: 1998
Capacity: 60,000 BTU/hr = 5 tons
Model: TTB060D100A0
Serial #: N361NKHBF



Air conditioner is not cooling properly. Recommend service, repair or replacement, as appropriate, by qualified licensed HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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✂ Seal exterior wall where AC lines enter house. This is a favored access point for rodents.



Evaporator Coil:

Make: Aspen
Year: pre-2000
Capacity: 60,000 BTU/hr = 5 tons

👁 👁 Unit has exceeded its normal serviceable life span, replacement should be expected and budgeted for in near future

✂ Coils are dirty, needs cleaning. Dirty coils reduce air flow through the system and can create high head pressures at the compressor, stressing the system and reducing life span of system components.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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✂ Section of insulation missing or gap between insulation sections on refrigerant suction line in attic. Warm attic air condenses on cold suction line/expansion valve and drips condensation onto ceiling below.



Condensation Drains:

👁 Secondary drain pan is rusted, indication coil (or previous coil) has a history of leaking or dripping condensation into pan.

👁 Primary drain line does not drain into a “wet” plumbing trap per today’s industry standards resulting in possible sewer gas backing into HVAC equipment ducts in attic and into house if water evaporates out of the trap.

✂ Primary drain line should be insulated along entire length in attic to prevent warm attic air condensing on cool drain line and dripping condensation.



I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

✘ Secondary drain pan contains water indicating possible blockage of primary drain or leak from coil enclosure. System requires service to correct condition.



✘ Secondary drain line is kinked.



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C. Ducts System, Chases, and Vents

Comments:

Overview:

Ventilation is very important for all buildings. Attic ventilation will reduce the amount of moisture that can develop in insulated attics and can increase roof shingle life by reducing heat and condensation. Good ventilation yields a healthier living environment as well, as it reduces the accumulation of offensive and/or toxic fumes. Interior ventilation and circulation can be significantly improved by keeping interior doors open whenever possible.

Limitations:

Indoor air quality is a growing concern. Mold and mildew, fostered by moisture accumulation, can lead to respiratory discomfort and aggravate allergies and other respiratory conditions for some people. While we may comment on readily visible evidence of possible mold infestations this inspection and report should not be considered a mold investigation of any kind. Such an investigation, if desired, should be undertaken by individuals specifically trained and qualified for such work.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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Observed Conditions:

HVAC (Heating and Air Conditioning) Ducts:

✂✂ Return air chase is not properly sealed. This condition can result in significant reduction of cooling capacity, increased operating costs and dirt build-up on evaporator coils.

👁 120 Volt electrical wiring improperly located in return air chase. Does not comply with current industry standards. Ref. NEC 300-22(c).

✂✂ Excessive air leakage at the joints of the transition between the coil, air handler and plenum or ducts (massive air leakage into attic at multiple locations).



✂ Excessive air loss occurring at coil around drain and Freon line connections. This condition results in significant loss of conditioned air into the attic and increased operating costs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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✖ Some insulation missing, loose or damaged on metal ducts in attic. Exposed metal ducts reduce efficiency, can sweat condensation, drip onto ceiling and cause moisture / water damage.



✖ Return air chase is dirty, needs cleaning.



✖ One or more return air filters are dirty and should be replaced

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: southwest corner of property

Location of main water supply valve: at the meter

Static water pressure reading: 55 (psi)

Comments:

Overview:

A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order to work properly.

Limitations:

Water softeners, treatment and filtration type equipment are not checked / inspected. This inspection excludes underground piping.

Observed Conditions:

Water Supply System:

👁 Where visible, the plumbing distribution piping in this home consists primarily of copper and Polyvinyl chloride (PVC). This system appeared to be in operating condition at the time of the inspection.

🔧 Recommend insulating exposed water lines in attic.

Commodities:

👁 No significant deficiencies or anomalies noted at the time of inspection.

Sinks:

👁 No significant deficiencies or anomalies noted at the time of inspection.

Faucets:

🔧 Caulking needed around all tub/shower faucets, spout and shower arm escutcheons to prevent water entry behind wall.



I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

Tubs & Showers:

✘ Porcelain damaged/chipped on steel tub in hall bath.



✘ Caulking needed at vertical tile corners, cracks in tile and/or grout between tiles, and where tile meets tub to prevent water entry behind wall.



Laundry Connections:

① We recommend the use of stainless steel wire braided “no burst” clothes washer water supply lines to reduce chance of hoses bursting and causing water damage.

Exterior Hose Bibs:

👁 No significant deficiencies or anomalies noted at the time of inspection.

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B. Drains, Wastes, and Vents

Comments:

Limitations:

While some water is run down the drains, this cannot simulate the waste flow characteristic of full occupancy. There may be partial blockage of the sanitary drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection. This inspection excludes underground piping.

Observed Conditions:

👁 Where visible the drain, waste and vent lines in this home are predominantly mixed piping of cast iron, steel and Polyvinyl chloride (PVC).

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

👁 👁 👁 We recommend performing a hydrostatic test of sewer lines prior to end of option period. Due to age of house and/or amount of settlement, the possibility of damaged/leaking drain lines below house in this inspector's opinion is significant. The test by licensed plumber costs several hundred dollars and may uncover / find problems that can easily cost 10-20 thousand dollars to fix. Most new homeowner's policy will no longer cover this expense while existing homeowner policy holder may be covered / insured for this expense.

👁 Could not verify that abandoned laundry drain at northwest corner is properly capped / sealed inside wall to prevent sewer gases from venting into the house.

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C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gallons (2008)

Comments:

Overview:

Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This is done by attaching a hose to the drain valve at the bottom of the heater, directing the discharge to a safe location and turning on the valve (be careful as the discharge water will be hot!). When the water coming out of the hose turns clear then the process is complete.

Observed Conditions:

Water Heating Units:

🔧+ 400+ pound water heater is inadequately supported on thin plywood that is not rated for use as flooring. Unit rocks easily due to flexing of the plywood.



I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

✖ The water supply connector is kinked at the top of the unit.



✖ Gas water heater drain pan is improper material, plastic. Should be a galvanized steel pan. (Ref: IRC Section P2801.5 Required pan). *Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gage or other pans for such use. Listed pans shall comply with CSA LC3.*



✖ Water heater does not appear to be installed per manufacturer's instructions regarding clearance on top of unit from combustible wood framing and roof decking. Most models from most manufacturer's specify minimum 12 inches clearance at the top.



Water Heating Exhaust Vents:

✖ Vent pipe is too short to ensure proper drafting of appliance. Manufacturer's instructions and building standards require vents for natural draft appliances to terminate at LEAST 5 feet above the appliance (Ref: IRC Section G2427.6.4 Minimum height). *A Type B or L gas vent shall terminate at least 5 feet (1524 mm) in vertical height above the highest connected appliance draft hood or flue collar.*


I=Inspected

NI=Not Inspected


NP=Not Present

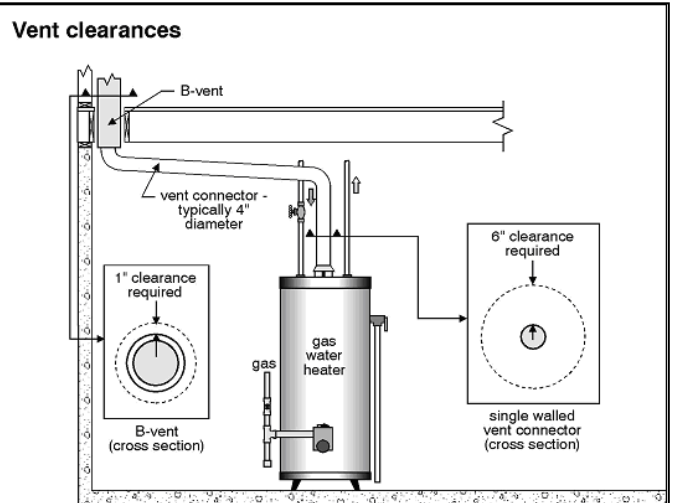
D=Deficiency

I	NI	NP	D	Inspection Item
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 **Water heater is improperly vented. The vent pipe not properly aligned / engaged at top of water heater, which may allow byproducts of combustion (i.e., carbon monoxide) to vent into house and attic.**



 **Exhaust vent pipe is in contact or does not have required minimum 1" clearance from combustible material.**



Temperature & Pressure Relief System:

 A water heater is equipped with a temperature & pressure relief (TPR) valve. This valve was visually inspected for proper installation. This is an important safety device that is required by most codes.

Relief valve manufacturers typically recommend that homeowners test discharge TPR valves annually and have a full inspection of the valve (involves removal and possible replacement) performed by a licensed plumber every three years with an inspection log maintained at the unit.

Due to the apparent age of the valve and lack of visible professional inspection log, in the inspector's opinion there is significant potential for property damage or that a valve(s) would not reseal if discharged. The relief valves were not operated.

This valve was visually inspected for proper installation.

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

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D. Hydro-Massage Therapy Equipment

Comments:

Observed Conditions: Not present at time of inspection

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E. Gas Supply System


Service Shutoff Location: south side


Comments:


Limitations:

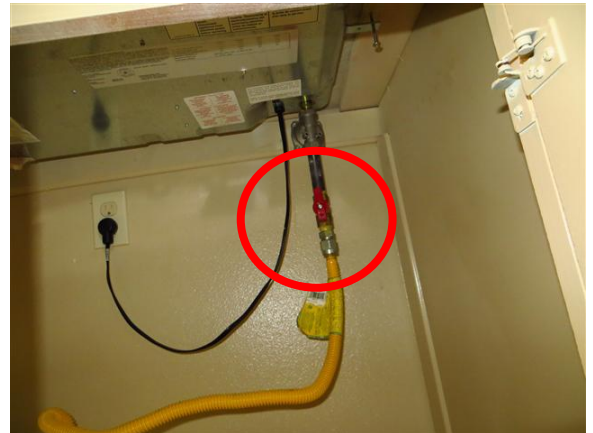
Much of the gas delivery system is typically concealed from inspection underground, inside walls, under attic insulation, etc. This inspection is restricted to only those components that are readily visible and accessible at the time of the inspection. This inspection specifically excludes: Concealed and underground piping; Pressure testing of the gas delivery system; Verification of gas delivery pressures; Disconnecting any gas piping or connectors; Manipulation or operation of gas supply valves; any activity that requires a plumbing license to perform in the state of Texas.

Observed Conditions:

 Where visible, the gas distribution piping in this home consists primarily of black iron or galvanized piping. Appliance connections were made with flex connectors.

 Gas valve should be capped in laundry if gas dryer is not installed.

 Gas shutoff valve is improperly installed downstream of the flexible appliance connector for the cooktop. The valve is required to be installed before the flexible appliance connector.



I=Inspected

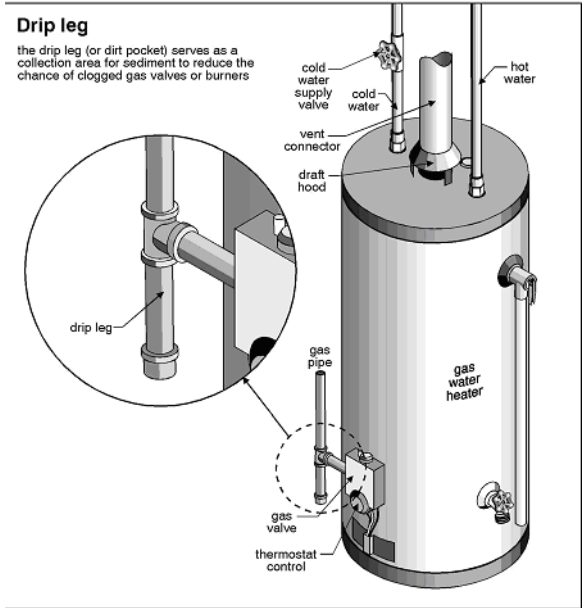
NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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✘ Missing or improperly configured gas line drip legs on gas house heater and/or gas water heaters. (Ref: IRC Section G2419.4 (408.4) Sediment trap) *Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottom-most opening of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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V. APPLIANCES

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A. Dishwasher

Comments:

Observed Conditions:


 Dishwasher drain line needs to be elevated and be securely fastened to the underside of the countertop above side inlet of disposal to prevent debris and gray water from draining down line from disposal and back into dishwasher. (Ref: IRC 2003 Section P2727.3 Dishwashing Machines | Sink, Dishwasher and Food Grinder).

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B. Food Waste Disposer

Comments:

Observed Conditions:


 No significant deficiencies or anomalies noted at the time of inspection.


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C. Range Exhaust Vent

Comments:

Observed Conditions:

 Unit vibrates excessively (very loud in master bedroom).

 Vent pipe connection is loose in attic. Kitchen exhaust improperly vents into attic. Potential fire hazard.


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D. Ranges, Cooktops, and Ovens

Comments:

Limitations:

Oven timers are not checked.



Observed Conditions:

Gas Range / Cooktop:


 No significant deficiencies or anomalies noted at the time of inspection.

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

Electric Oven(s):

	Oven timers and cleaning cycles are not checked.					
		Temperature calibration	Display	Actual	Differential	
			Temp °F	Temp °F	°F	
			350	333	- 17	

* Oven temperatures can vary considerably above and below the set point as the unit cycles on and off to maintain temperature. A temperature variance within 25°F of a 350°F set point is considered acceptable.


 No significant deficiencies or anomalies noted at the time of inspection.

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E. Microwave Oven

Comments:

Observed Conditions:

 No significant deficiencies or anomalies noted at the time of inspection.

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F. Trash Compactor

Comments:


Observed Conditions: Not present at time of inspection

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G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Observed Conditions:


 Improperly vents into attic. Should vent to exterior.


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H. Garage Door Operators

Comments:

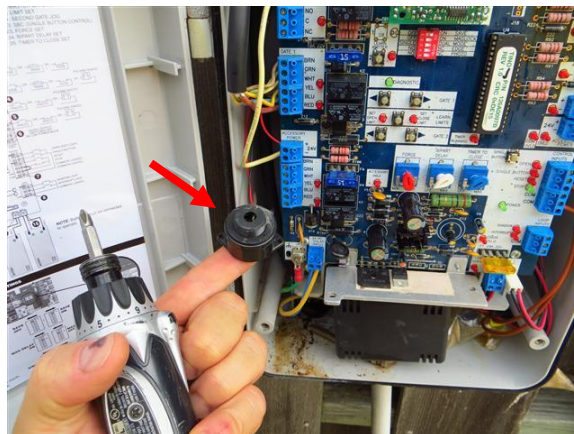
Observed Conditions:

 The opener should be tested regularly to be sure it stops or reverses when the door strikes an obstruction or when a person or object passes in front of the optical sensor while it is closing.

 The electric driveway gate operator could not be tested / operated. There was no remote or hard wired control button.

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

✘ Sensor or button not secure in gate controller.



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I. Door Bell and Chimes

Comments:

Observed Conditions:

✘ Transformer hanging by wiring in attic.



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J. Dryer Vents

Comments:

Observed Conditions:

👁 Did not verify proper dryer vent termination.

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K. Other Built-in Appliances

Comments:

Observed Conditions:

Wine Reserve:

👁 No significant deficiencies or anomalies noted at the time of inspection.

Other:

📍 Other appliances were not present or not inspected.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems

Comments:

Observed Conditions: Not present at time of inspection

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B. Swimming Pools and Equipment

Comments:

Observed Conditions: Not present at time of inspection

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C. Outbuildings

Comments:

Observed Conditions: Not present at time of inspection


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D. Outdoor Cooking Equipment

Energy Source: n/a

Comments:

Limitations:

 Only permanently installed, permanently attached systems are inspected. Portable units and units that are fueled by portable gas containers are not inspected. Units that are in visibly poor / degraded condition are not operated.

Observed Conditions: Not present at time of inspection

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E. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: n/a

Type of Storage Equipment: n/a

Comments:

Observed Conditions: Not present at time of inspection

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F. Private Sewage Disposal (Septic) Systems

Type of System: n/a

Location of Drain Field: n/a

Comments:

Observed Conditions: Not present at time of inspection

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G. Whole House Vacuum Systems

Comments:

Observed Conditions: Not present at time of inspection



I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

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H. Security Systems

Comments:

Overview:

We suggest that home buyers spend some time with the current owner to further understand the operation of this system and, if possible, to obtain all manufacturer's literature. Also, keep in mind that most of these systems do require regular maintenance to assure proper and dependable operation. We recommend checking with the current owner to determine if the system is covered under an existing service contract, the duration of the contract and what is required to transfer the contract to the purchaser.

Limitations:

HomeCert, LLC does not inspect security systems.

Method of Inspection:

We recommend that security systems be inspected by professionals who specialize in security systems. Many of these firms will provide a complimentary (i.e., free) inspection of these systems.

Observed Conditions:

 The alarm system and related equipment were not inspected.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 licensees 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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

Pre-Closing Walkthrough Checklist

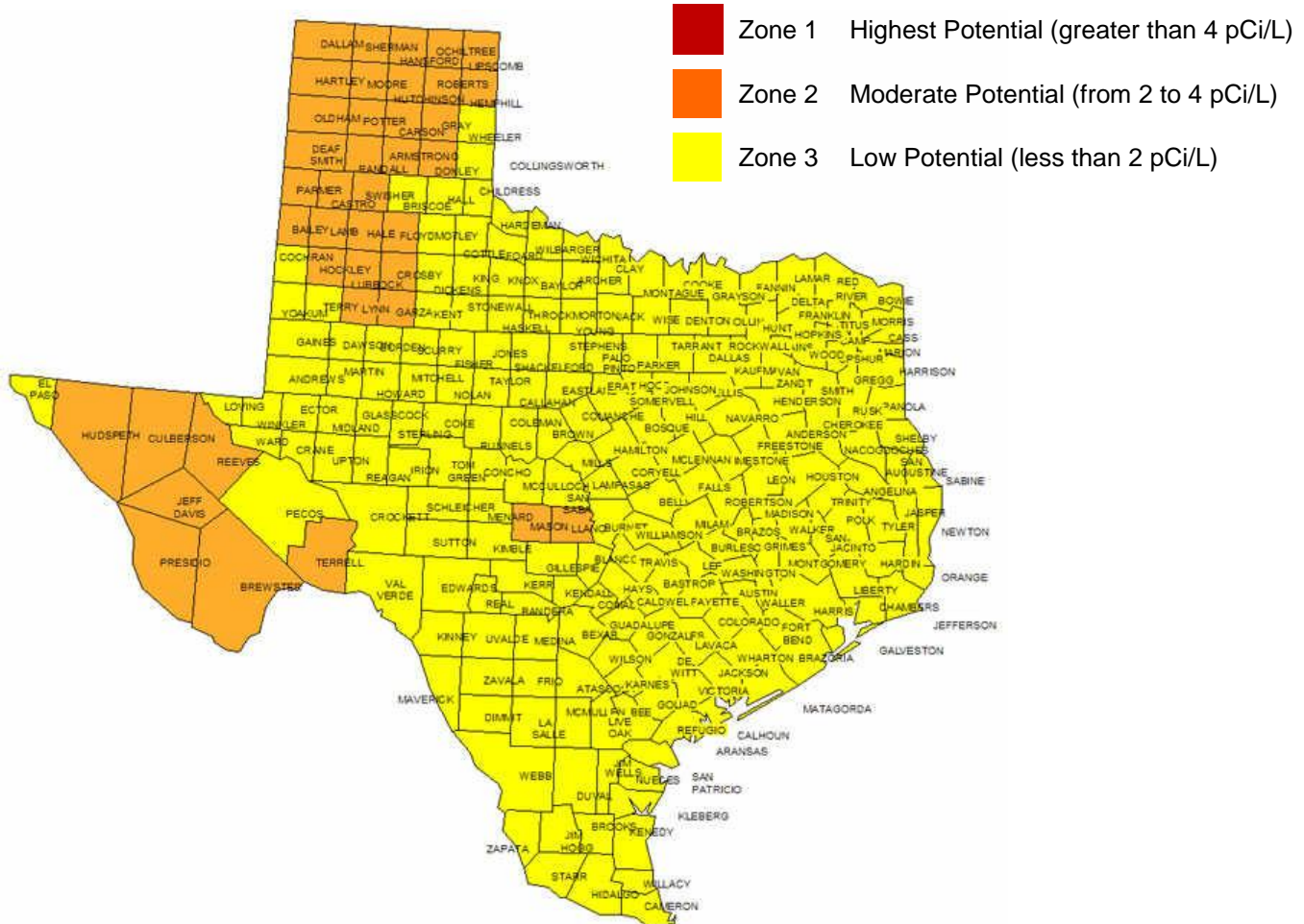
While we have attempted to provide you with a thorough inspection and report, it is important to understand that the condition of these components can change at any time. Additionally many areas may have been obscured from view by furniture, personal possessions, etc. Therefore, we recommend that you conduct a final walkthrough inspection immediately prior to closing.

We have provided you with the following checklist to aid in your final pre-closing walkthrough. Please note that not all of these items will apply to every property and some properties may require additions to this checklist.

OK	Not OK	Item	Comments:
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks	
<input type="checkbox"/>	<input type="checkbox"/>	Driveway, garage door(s), opener & remotes	
<input type="checkbox"/>	<input type="checkbox"/>	Exterior doors, locks, latches & keys	
<input type="checkbox"/>	<input type="checkbox"/>	Windows, locks & screens	
<input type="checkbox"/>	<input type="checkbox"/>	Air conditioning	
<input type="checkbox"/>	<input type="checkbox"/>	Water pressure	
<input type="checkbox"/>	<input type="checkbox"/>	Drains, waste water treatment system	
<input type="checkbox"/>	<input type="checkbox"/>	Plumbing leaks	
<input type="checkbox"/>	<input type="checkbox"/>	Water heater(s)	
<input type="checkbox"/>	<input type="checkbox"/>	Security system, codes, passwords	
<input type="checkbox"/>	<input type="checkbox"/>	Pool, hot tub	
<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler	
<input type="checkbox"/>	<input type="checkbox"/>	Ceilings	
<input type="checkbox"/>	<input type="checkbox"/>	Walls	
<input type="checkbox"/>	<input type="checkbox"/>	Floors & carpet	
<input type="checkbox"/>	<input type="checkbox"/>	Oven & microwave	
<input type="checkbox"/>	<input type="checkbox"/>	Range & hood	
<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	
<input type="checkbox"/>	<input type="checkbox"/>	Food waste disposer	
<input type="checkbox"/>	<input type="checkbox"/>	Lights & outlets	
<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

EPA Map of Texas Radon Zones

The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed this map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map is not intended to be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. All homes should be tested regardless of geographic location. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. The radon zone designation of the highest priority is Zone 1



Important: Consult the EPA Map of Radon Zones document (EPA-402-R-93-071) before using this map. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area. This and other indoor air quality publications can be ordered through the IAQ INFO Clearinghouse.

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