

STATEWIDE HOME INSPECTIONS

Inspection services

(817)542-9203 (972)561-0212



“Delivering peace of mind - One home at a time”



PROPERTY INSPECTION REPORT FORM

Your information	
Name of Client	Date of Inspection
Your information	
Address of Inspection Property	
Ruben Max Vega	24262
Name of Inspector	TREC License #
Name of Sponser (if applicable)	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component OR constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

REI 7-6 (8/9/21) Promulgated by the Texas Real Estate Commission • (512) 936-3000 • www.trec.texas.gov

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms.
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time: 12 PM **Weather:** Clear **Temperature:** around 93 degrees

Buyer present: Yes No **Seller present:** Yes No

Occupied: Yes No **Report Forwarded to:** Agent

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- **This house is occupied. Occupied homes can never be fully observed due to personal property of the occupant blocking vision. Moving personal items is beyond the responsibility of the home inspector.**

Real Estate Inspection Agreement

SCOPE OF SERVICES: The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission (TREC). Inspector will attempt to identify major defects and problems with the property. However, the client acknowledges that the inspector will not identify all defects or problems. The Inspection Report provided by the inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair, deficiency or replacement of certain observable items. The Client acknowledges that the inspector is acting as a generalist and not a specialist. All statements in the report are the Inspector's opinion's and should not be constructed as statements of fact or factual representations concerning the Property. The Inspector opinions are subjective and may differ from those of other person. We do not hold ourselves to be specialist for any particular items, nor are we engineers. We are a general real estate inspection company. The client agrees the scope of the inspection services to be provided is defied and limited according to the Standards of Practice promulgated by (TREC).

GENERAL LIMITATIONS OF SERVICES: TREC standards dictate that a general home inspection is limited to those parts of any system that are visible at the time of the inspection. A general home inspection does not generally utilize any specialized metering equipment or diagnostic tool. This is visual inspection only and the inspection is limited to the visible portions only. We inspect only what we can see. This Inspection Report covers only the items listed in the report which are reasonably observable, and are based only on the present condition of those items. Occupied homes can never be fully observed due to personal property of the occupant blocking vision/access. Moving personal items is beyond the responsibility of the home Inspector. For example, we do not move furniture, rugs, plants, appliances, paintings or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major permanent coverings for observation. When walls/ceilings are freshly painted, past/present defects can be hidden with the new paint. Inspection is not destructive or invasive. Wall covering such as paneling, wall paper or fresh paint can hide damage. Damaged can also be hidden inside wall void. Finding and reporting damage this damage is beyond the scope of a general home inspection. This Inspection Report cannot and does not represent the operation or condition of any items after the date and time of inspection. This Inspection Report should not be considered a complete list of all defects or items in need or repair with the house. This Report is limited to those items that are readily accessible at the time of the inspection. The Inspection Report will not include opinions as to the adequacy, efficiency, quality, durability, or future life and performance or any item inspected. We do not inspect for any environmental issues such as lead paint, asbestos, mold, etc. We do not inspect for building codes, soil analysis, and adequacy of design, capacity, efficiency, sizing, value, floodplain location, pollution or habitability. Cabinets counter tops, paint, floor coverings, and any other cosmetic items are specifically excluded from this report. Underground Drainages Systems are not inspected. Inaccessible parts of the attic are not inspected. Light fixtures connected to a photocell/motion dust sensor are not inspected. A/C systems are not inspected for cleanliness. Dryer vents are not check for cleanliness. The Range vent is not check for cleanliness. The client agrees that items, systems and conditions which are not specifically addressed or are not included in the Inspection Report are specifically excluded from the Inspection and should be evaluated by a qualified specialist. The Inspection Report is not a substitute for disclosures by sellers and Real Estate Agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or marked value of the Property. The inspection services do not include document review of prior reports or disclosures.

The inspector shall report as deficient appliances and metal pipes that are not bonded or grounded.” The reason for reporting this is because all gas piping material, equipment, and systems, especially in the attic, may be prone to damage from lightning strikes - though this a rare occurrence. This type of wiring is supposed to lessen the damaging effect of a lightning strike on the house. Damages can be structural by a direct or indirect lightning hit or by subsequent chances of a fire. In the attic, I could not verify that the gas metal piping, metal flues, and AC/heating equipment (including water heaters) were properly bonded and grounded. I recommend that a qualified electrician evaluate this situation further and verify the proper wiring installation as per manufacturer’s installation instructions or local building codes.

DIGITAL PICTURES: The digital pictures in this report are sample of damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damaged and/or deficiencies not represented with digital imaging.

EXCLUSIVITY: The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) give permission for (inspector) to discuss report finding with real estate agents, specialists or repair persons for the sake of clarification. We are authorized to distribute copies of the Inspection Report to those directly involve in this transaction, unless otherwise instructed in writing.

WARRANTIES: Client acknowledges that the inspector makes no guarantee or warranty as to any of the following: 1. That all deficiencies will be identified or that the inspector will pay for repairs of undisclosed defects. 2. That any of the items inspected are designed, constructed, and/or installed in a good and workman-like manner. 3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection. 4. That any of the items inspected are merchantable or fit for any particular purpose. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. Any system listed as not functioning or deficient should be fully evaluated by a qualified specialist. At time repairs are made, the qualified specialist should evaluate the entire system at the conclusion or the repair to confirm that all aspects of the system are in proper working order. The Client agrees to contact a qualified specialist to make further evaluations of the items before you purchase the home. This inspection is essentially visual, it is not technically exhaustive and it does not imply that every defect will be discovered.

DISPUTE RESOLUTION: If the Client questions the accuracy or adequacy of the Inspectors Report. Client agrees to notify the Inspector within two (2) days of the date the client discovers the basis of the dispute. Client agrees to allow seven (7) days to the Inspector to re-inspect the property or employ others to re-inspect the property before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. The client agrees and understands that any repairs or corrective action taken without consultation with the Inspector relieves the Inspector of any and all liability. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA. In the event the purchaser files suit against Inspector, the Client agrees to pay all company's legal fees, cost of expert witness, court costs, cost of depositions and all other such expenses incurred by Inspector if the Client fails to prevail in the lawsuit.

LIMITATION OF LIABILITY: The Client acknowledges that the inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing a home inspection if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more that the Inspection Fee for the Inspector's services. The Client agrees and understand that the maximum liability incurred by the Inspector for errors and omissions in the inspection shall be limited to the amount of the fee paid for the inspection.

ACKNOWLEDGMENT: BY UNDERSINGING BELOW, CLIENT ACKNOWLEDGES THAT INSPECTOR REQUESTED CLIENT TO FULLY READ THIS AGREEMENT AND TO ASK ANY QUESTIONS BEFORE SIGNING. CLIENT WILL READ THE REPORT ATTACHMENTS AND ADDENDA BEFORE PURCHASING THE PROPERTY. CLIENT'S SIGNARURE SHALL WARRANT A COMPLETE UNDERSTANDING OF THE TERMS AND CONDITIONS HEREIR AND AGREES TO BE BOUND SOLEY BY THESE TERMS AND CONDITIONS. IF THIS IS A JOINT PURCHASE, SIGNEE WARRANTS EXPRESSED CONSENT AND AUTHORITY TO SING FOR ALL ABSENTEE PARTIES AND SHALL INDEMNIFY INSPECTOR FOR ALL DIRECT, INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF INCOME OR PROFITS BECAUSE OF CLIENT; S ACTS OR OMISSIONS AND ANY ACTIONS BROUGHT FORTH BY OR AGAINST CLIENT'S ABSENTEE PARTNERS (S) WHOSE CLIENT BOUND TO THIS AGREEMENT. THE CLIENT UNDERSTANDS AND AGREES THE REAL ESTATE INSPECTION AGREEMENT IS A PART OF THE INSPECTION REPORT AND ACCEPTANCE OF OR PAYMENT FOR THE INSPECTOIN REPORT BY THE CLIENT WILL CONFIRM THIS AGREEMENT, EVEN IF THE CLIENT WAS NOT PRESENT AT THE INSPECTION AND/OR HAS NOT SIGNED THIS AGREEMENT. IT IS UNDERSTOOD AND AGREED THAT INSPECTOR AND CLIENT IS BOULD ONLY BY THE TERMS AND CONDITIONS OF THIS AGREEMENT AND HAVE NOT RELIED ON ANY OTHER REPRESENTATION.

CLIENT: Your information DATE: _____ (If this is a joint purchase, signer represents actual authority to sing for all parties.)

INSPECTOR: Ruben Max Vega TREC LIC. NO: 24262

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation.

Type of foundation(s): Slab on Grade Pier and beam

Method of inspection: Visual

Comments:

- The foundation has shifted in some areas evident mainly by patched cracks to the interior and exterior walls. There are indications of past foundation repair. We recommend you refer to the structural engineer's report if available for further information of repairs, warranty and proper maintenance of the foundation. If there are no records that confirm that the foundation was repaired by a qualified specialist, we recommend a foundation specialist be consulted for further evaluation. The foundation should of course be monitored and proper maintenance should be maintained to minimize foundation movement. Pitted areas/spalling were observed on the exterior foundation beam, at more than one location. Trees that are too close to buildings can potentially cause structural damage.



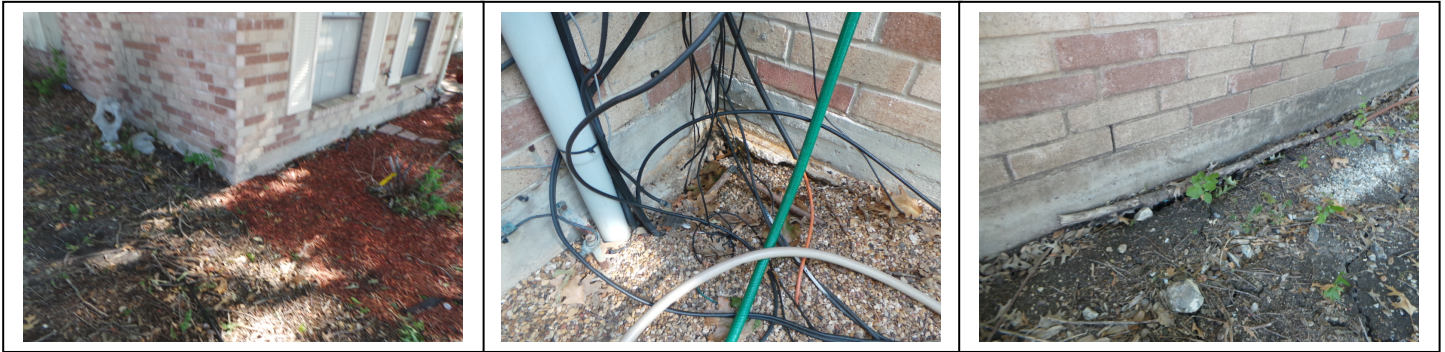
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B. Grading and Drainage

*Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems.
 If present, underground drainage systems are not inspected. This should be maintained for proper drainage. Retaining walls are not inspected.*

Comments:

- There is poor drainage in some areas around the perimeter of the foundation, mainly along the front, right and left side of the house. Recommend this be corrected to help promote proper drainages and minimize future foundation movement.
- Backfill (soil adjacent to the foundation) is needed in some areas around the perimeter of the foundation, mainly along the front, rear, right and left side of the house. Recommend this be corrected to help promote proper drainages and minimize future foundation movement.
- Splash blocks were missing from the downspouts.
- There is some damage to the rain gutters.
- At least one downspout extension is missing.
- The rain gutters are full of debris; recommend they be cleaned, checked for proper drainage and check for other repairs that may be needed at that time.



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C. Roof Covering Materials

Types of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof

Comments:

- The shingles on the roof are showing indications of light granule loss and light hail damage, some damaged shingles were noted and some nails are not properly sealed. The roof is full of debris; recommend it be cleaned. Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.



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D. Roof Structures and Attics

Parts of the attic are not readily accessible.

Viewed From: Entered.

Approximate Average Depth of Insulation: 5-6 Inches

Comments:

- Water staining was noted to the decking in the attic. I partially entered the attic for inspection.



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E. Walls (Interior and Exterior)

Comments:

- There is some deterioration or damaged to the exterior siding/trims, soffits/fascia. There is some damage to at least one interior wall in the master bedroom. I am unable to determine the condition of the underlying materials.
- Caulking/grout is needed in some areas outside mainly around the windows and expansion joint. I am unable to determine the condition of the underlying materials.



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F. Ceilings and Floors

Comments:

- Water staining was noted to the ceiling in the master closet.
- There are some cracks to the floor in the driveway. The floors are uneven in some areas.

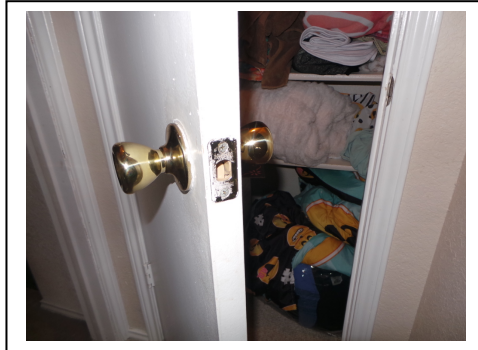


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G. Doors (Interior and Exterior)

Comments:

- Missing hardware was noted to the upstairs hall closet door. Some of the doors stick to the frame and or do not latch. There is some damage to at least one door in the upstairs front left room. There is some damage to the ladder for the attic pulldown door. The attic pulldown door is not properly/completely insulated.



H. Windows

Comments:

- There are some window panes that have lost their thermal seals. (Sample marked with a black X). Some windows with lost seals may not have been evident during the inspection because this could appear and disappear as temperature and humidity changes. Some of the window screens are damaged.



I. Stairways (Interior and Exterior)

Comments:

- The handrail is loose for the interior stairway. The space between the guardrail balusters exceed more than four inches.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys Comments: <ul style="list-style-type: none"> There is some deterioration or damaged to the chimney. Caulking is needed around the chimney. I am unable to determine the condition of the underlying materials. The fireplace firebox and flue are dirty.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports Comments: <ul style="list-style-type: none">
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Others Comments: <ul style="list-style-type: none">
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels <i>Most components of the electrical systems are not readily accessible, unable to fully inspect. Unable to inspect underground services and the depth of ground rods.</i> Comments: <ul style="list-style-type: none"> The breakers in the main electrical panel are not properly/completely labeled. There is no AFCI (Arc Fault Circuit Interrupter) for all recommended electrical outlets in the bedrooms. Rust and corrosion was noted to the main electrical panel.
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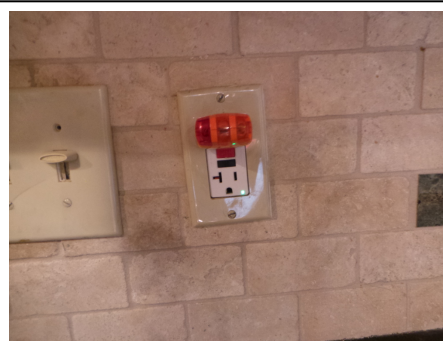
B. Branch Circuits, Connected Devices and Fixtures

TREC standards dictate that a general home inspection is limited to those parts of any system that are visible at the time of the inspection. For that reason, the electrical system cannot be fully evaluated; the inspection is limited to the visible portions only. A general home inspection does not generally utilize any specialized metering equipment or diagnostic tools. Lights connected to a photocell are not inspected.

Type of visible branch circuit wiring: Copper

Comments:

- There is at least one electrical outlet that registers hot/neutral reversed in the upstairs hall area. Marked with a black dot.
- The GFIC (Ground Fault Circuit Interrupter) electrical outlet in the kitchen registers no power.
- There is at least one electrical outlet that registers no power in the living area and kitchen area. Marked with a black Dot.
- The entry light does not respond when tested. If the bulb is not blown, the circuit should be investigated.
- There is bare-bulb type of light fixtures in the closets.
- The doorbell did not respond when tested.
- There is some damage/missing electrical knobs in the dining area and upstairs rear right bedroom.
- There are some visible unprotected wiring splices and wires in the cabinet under the kitchen sink.
- I was unable to determine the function of some of the light switches. Marked with a black Dot.
- There is no GFCI (Ground Fault Circuit Interrupter) for all recommended electrical outlets in the kitchen and garage.
- Smoke detectors were not noted in all the bedrooms.
- Some of the electrical outlet/switch covers are missing/damaged.
- Recommend a license electrician be consulted for further evaluation/repairs and check the entire system for proper and safe operation and for other repairs that may be needed at that time.



C. Other

Comments:

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I	NI	NP	D	

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Thermostats are checked in manual mode only. Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection as determined by TREC.

Type of system: Central forced air furnace

Energy source: Electric Gas

Number of units: One

Comments:

- There is no secondary a/c drain line at the heating unit. The cover plate is loose at the heating unit. Water staining was noted to the heating unit. The heating unit is not operating properly, evident mainly by temperature of 90 degrees. Recommend consulting an a/c specialist for further evaluation/repairs and check the entire system for other repairs that may be needed at that time.



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B. Cooling Equipment

Thermostats are checked in manual mode only. Units are not inspected for cleanliness and/or for rust. Units are not inspected for proper size or efficiency. Units are not disassembled for inspection. Fully evaluation of the a/c system includes dismantling the air handler and inspection of the a/c coil which is outside the scope of a general home inspection as determined by TREC.

Type of system: Central forced air system

Number of units: One

Temperature differential: 15 F

Comments:

- The insulation on the a/c suction line is damaged/missing in the attic and outside. The cooling fins are damaged/flattened on the coils of the outside a/c condensing unit. The thermostat is loose.



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C. Duct system, Chases, and Vents

TREC standards dictate that dismantling the plenum box and removing air registers to observe the interior of the ductwork and plenum is beyond the scope of a general home inspection.

Comments:

- Damage was noted to the grey plastic around the ductwork. Recommend consulting an a/c specialist for further evaluation/repairs and check the entire system for other repairs that may be needed at that time.



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D. Other

Comments:

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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

TREC standards dictate that a general home inspection is limited to those parts of the plumbing system that are visible at the time of the inspection. For that reason, the system cannot be fully evaluated; the inspection is limited to the visible portions only. A general home inspection does not generally utilize any specialized equipment or diagnostic tool.

Location of the water meter: Unknown

Location of main water supply valve: Unknown

Static water pressure reading: 60

Type of supply piping material: Copper

Comments:

- There is a water leak at the front exterior anti-siphon device when the water is running.
- The bathrooms enclosures need caulk/grout repair to help prevent water penetration. I am unable to determine the condition of the underlying materials.
- The faucet handle is not properly operating to the upstairs bathtub.
- I was unable to locate the water meter. The water meter should be checked for movement indicating possible leaks.



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B. Drains, Wastes, and Vents

TREC standards dictate that a general home inspection is limited to those parts of the plumbing system that are visible at the time of the inspection. For that reason, the system cannot be fully evaluated; the inspection is limited to the visible portions only. A general home inspection does not generally utilize any specialized equipment or diagnostic tool.

Type of drain piping material: PVC

Comments:

- The right master sink and master bathtub drain very slowly. This suggests that an obstruction may exist.
- The cover for at least one cleanout is missing.
- The drain stop for the bathtubs and upstairs bathroom sink are missing.
- The master and hall bath commode are loose, and need to be properly attached to the floor.



C. Water Heating Equipment

Energy source: Electric Gas

Capacity: 50

Number of units: One

Comments:

- There is no drain pan noted below the water heater unit. The water heater supply lines are not properly/completely insulated. The water heater is not 18 inches above the lowest garage floor elevation.



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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>D. Hydro-Massage Therapy Equipment <i>When an access panel is available for equipment below the hydrotherapy tub, the inspection of the equipment and related plumbing is limited to those items and areas visible through the panel opening. TREC standards dictate that removing the seal to gain access below the hydrotherapy tub is beyond the scope of a general home inspection.</i> Comments:</p> <ul style="list-style-type: none"> •
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>E. Gas Distribution Systems and Gas Appliances <i>Location of gas meter: Type of gas distribution piping material:</i> Comments:</p> <ul style="list-style-type: none"> •
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>F. Other Comments:</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>V. APPLIANCES</p> <p>A. Dishwashers Comments:</p> <ul style="list-style-type: none"> • There is no drip loop at the drain line for the dishwasher. The dishwasher is loose/not properly anchored in cabinet. The dishwasher dish-racks are beginning to rust.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Food Waste Disposers Comments:</p> <ul style="list-style-type: none"> • The grommet for the food waste disposer electrical wire is missing.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Range Hood and Exhaust Systems <i>Range vent not checked for cleanliness.</i> Comments:</p> <ul style="list-style-type: none"> • Appears to be performing as intended at this time.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Ranges, Cooktops and Ovens <i>If present, delay timer and self-clean mode are not tested.</i> Oven thermostat checked at: <u>350 F</u> Oven temperature: <u>365 F</u> Comments:</p> <ul style="list-style-type: none"> • The rear right burner knob is missing/ damaged. There is no anti-tip device for the oven/range.
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E. Microwave Ovens
Comments:
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F. Mechanical Exhaust Vents and Bathroom Heaters
 Heater present: Yes No Exhaust fan present: Yes No
Comments:
 • The upstairs bathroom exhaust fan did not respond when tested. The downstairs bathroom exhaust fan makes an unusual noise. The bathrooms exhaust fans terminate in the attic.

G. Garage Door Operator(s)
Comments:
 • There is some damage to the overhead garage door. The lock for the overhead garage door has not been remove/disabled as recommended by the electric garage door manufacturer.

H. Dryer Exhaust Systems
Dryer vent not checked for cleanliness. If the dryer vent runs into the attic, lint may collect in the vent pipe over time causing the dryer to over-heat or not function properly.
Comments:
 • The washer and dryer are connected. I am unable to check the laundry utility lines at this time.

I. Other
Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Comments:
 • The sprinkler system did not respoid when tested. Recommend consulting a sprinkler specialist for further evaluation/repairs and check the entire system for other repairs that may be needed at that time.

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Comments:
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I	NI	NP	D		

C. Outbuildings
Comments:

D. Private Water Wells (A coli form analysis is recommended.)
 Type of pump:
 Type of storage equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems
 Type of system:
 Location of Drain Field:
Comments:

F. Other Other Built-in Appliances
Comments:
 •

G. Other
Comments:
