THE HOME INSPECTORS

20598-23918

04/18/2020

Lauren Merritt

2112 Westlake Dr

Plano, TX 75075

PROPERTY INSPECTION REPORT

Prepared For: Lauren Merritt
(Name of Client)

Concerning: 2112 Westlake Dr, Plano, TX 75075
(Address or Other Identification of Inspected Property)

By: Mason Johnson, Lic. #20598 04/18/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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 ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate 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.

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

Additional information provided by the inspector:

Information Regarding Corrugated Stainless Steel Tubing (CSST): Corrugated Stainless Steel Tubing (CSST) is a flexible, stainless steel pipe (coated with yellow, or in some cases, a black exterior plastic coating) used to supply natural gas and propane in residential, commercial and industrial structures. Since 1990, CSST has been installed in millions of homes across the country. If lightning strikes on or near a structure, there is risk it can travel through the structures gas piping system and cause a leak, and in some cases a fire. Since 2006, manufacturers instructions have required direct bonding and grounding of yellow CSST in new installations. A bonding connection installed on a gas piping system will reduce the likelihood of electrical arcing to or from other bonded metallic systems in the structure, thus reducing the likelihood of arc induced damage. The CSST industry and Texas State Fire Officials have launched a consumer education campaign to address some specific safety concerns including the importance of properly bonding CSST. For more information, please visit: www.csstsafety.com. Information regarding the approximate age of HVAC System Components/Water Heating Equipment is beyond the scope of inspection and is only provided as a courtesy. Accuracy and reliability of the information provided is believed accurate but is not guaranteed. In no event will The Home Inspectors or its representatives be liable for any loss or damages that might arise from the use of or reliance on the information provided.

Inspector accessibility:

While every effort is made to fully inspect every system/component required per the TREC standards, access is often limited or non-existent. Common causes of limited accessibility can include but is not limited to; stored items, ductwork, electrical/plumbing components, low clearance, roof slope or other safety concerns. Common areas where limited accessibility is often encountered include but is not limited to; crawl spaces, attics, second story roofs, and interior walls. When the inspector notes limited accessibility issues in the report, it should be assumed that deficiencies with the inaccessible system/component may be present and it is the client's responsibility to obtain further evaluations.

Occupancy: Occupied. This is a limited view of many areas in this home. The home was occupied at the time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, or personal items are not moved for the inspection.

Property information: Single family.

Levels: One story.

Estimated age: 52 years.

Weather conditions: Clear.

The structure faces: North.

The temperature at the time of inspection was in the: 40's.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☑ **A. Foundations**

Comments:

Because some structural movement is tolerated in the construction industry, evaluation of foundation performance is, to a great extent, subjective. Our evaluation of this foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified structural engineer should be consulted.

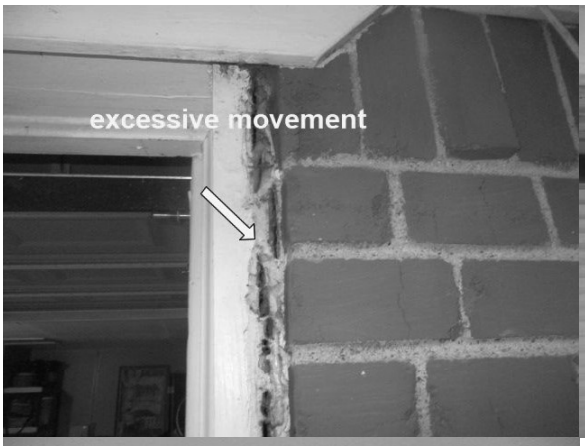
Foundation work will be complete by 5-21-2020. Lifetime Transferrable Warranty will be available to the new owner!

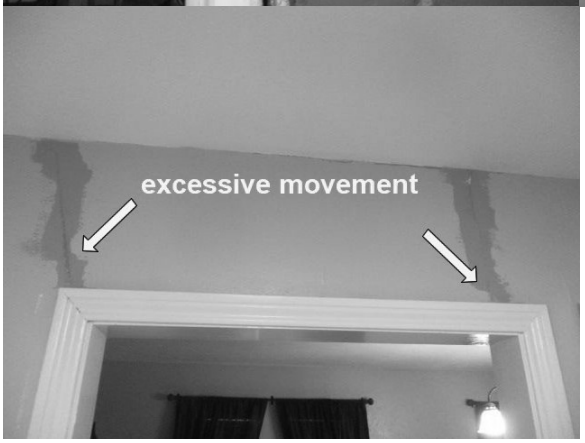
Type of Foundation(s): Slab, Steel reinforced

Foundation opinion:

In our opinion, the home has experienced movement (including differential cracking, sloping/unlevel floors, wall separation at window/door frames, Etc.) which is greater than normal for its age and location. We recommend a qualified structural engineer or foundation specialist determine the extent of any needed repairs prior to closing.

LM MM





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☐	☐	☐	☑

B. Grading and Drainage

Comments:

General lot drainage and slope is inspected by visual means only (no measuring devices are used- such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

Areas of ponding were noted near the foundation on North, East, West side(s) of the house. We recommend repairs to these areas to allow water to drain away from the structure.

The dirt level in the planter box against the house is over the brick line. High soil levels in planter boxes can allow water to penetrate into the structure; we suggest that the dirt be removed from the planter box to help prevent damage.

We recommend that at least two inches of concrete show between the brick or siding and the dirt line. A high soil line was noted at the West side(s). Inadequate clearance can allow water to penetrate into the structure causing moisture damage.

A low lying area noted at the foundation at the East side(s). We recommend adding dirt backfill to any low lying areas located around the foundation.

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☐ ☐ ☐ ☑ **C. Roof Covering Materials**

Comments:

To prevent damage to the roof surface, The Home Inspectors do not lift, loosen, pry up, or break the weather seals on any type of roof material. The nail pattern/ fastener schedule for the roofing material was not inspected. If further review is desired, we recommend evaluation by a qualified contractor. Determining life expectancy or remaining life of the surface is beyond the scope of the inspection. As per the TREC standards of practice, we are not required to determine how the visible roof damage occurred (hail, foot traffic, workmanship, etc.). Any specific comments relate to obvious damage where there is no question concerning the cause.

Type(s) of Roof Covering:Asphalt Shingles Viewed from: Walked roof surface

When inspecting roof surfaces every attempt is made to fully inspect all areas. Several factors will limit access to the roof surface. When a roof is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The roof surface vantage point: Walked roof surface.

Access limitations present: solar panels.

Areas accessed: some areas.

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I	NI	NP	D

The T.V. satellite dish is surface mounted on the roof. Regular monitoring for leaks will be needed as the sealant used will deteriorate over time.

The tree debris (leaves, branches, etc.) needs to be removed from the surface to prevent leaking and premature wear.

We recommend trimming all trees and vegetation away from the roof.

Some surface nailing observed. It is recommended that nail heads be sealed to prevent dripping leaks. As with any roof sealant, periodic inspection is advised to ensure a proper seal as the material ages.

Fixed!

Deficiencies were noted on the roof: inproperly installed pipe flashing; recommend evaluation of the roof system and repair as necessary.

LM MM

Loose/lifted flashing was noted at the chimney . Recommend evaluation and repair as necessary to help ensure serviceability.

☐ ☐ ☐ ☑ **D. Roof Structures and Attics**

Comments:
Viewed From: Platform areas.
Approximate Average Depth of Insulation: *10 - 12"*.

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Approximate Average Thickness of Vertical Insulation: N/A.
Description of Roof Structure: Rafter assembly

Attic comments:

Improvements such as adding insulation in the attic or installing a radiant barrier can help reduce energy consumption. Several options are available to help reduce attic temperatures and heat transfer into the home. Visit the Department Of Energy's website (www.energy.gov) to learn more about the processes and benefits of each.

Roof replaced in 2017 (new roofing shingles)

Type of ventilation: Eaves, Ridge. Roof decking material: Plywood. Evidence of Leaking:Evidence of leaking was noted.

When inspecting attics every attempt is made to fully inspect all areas. Several factors will limit access to the entire attic space. When an attic is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The attic access point: Platform areas

Access limitations present: Missing catwalks, Ductwork

Areas accessed: South side, East side.

Fixed!

Loose hardware was noted at the attic ladder(s). We recommend repairs/adjustments as necessary to help assure safety.

LM MM

The attic stairway door/hatch is not insulated; insulating the door will help with energy conservation.

Rafters were observed pulling away from the ridge beam. We recommend any repairs necessary to help assure long term serviceability be performed by a qualified contractor.

Areas of roof bracing are Missing; recommend repair as necessary (East attic area).

Some Splitting (also called checking) noted in the rafters. As wood ages it becomes more prone to cracking. This typically will not affect the serviceability, unless the cracks become severe of completely spilt a rafter.

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

Comments:

As a matter of general home maintenance, it is recommended that any deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.).

Interior walls:
The interior walls are covered with the following materials: Painted sheet rock, Paneling.

The view of some the interior walls was limited due to the storage of personal effects.

Common cracking was noted.

Evidence of repairs/patching observed at some areas. Unable to determine the effectiveness of these repairs or the cause resulting in the repairs. Client is advised to consult sellers for additional information if desired.

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I	NI	NP	D

Areas of damaged sheet rock (wall damage) were noted. We recommend repairing damaged sheet rock to help ensure proper energy efficiency.

Fixed!

LM MM

Exterior walls:
The exterior walls are covered with the following materials: Brick, Siding/ trim.

Will be fixed after foundation work complete.

Cracked caulking noted around the structure; we recommend re-sealing to prevent moisture penetration where the caulk is pulling away/separating from adjacent surfaces.

LM MM

Peeling paint was noted at various locations. We recommend scraping and painting as a matter of normal maintenance.

Some wood deterioration/moisture damage noted at various locations. We recommend repairs as necessary to help prevent additional damage.

Common cracks observed, primarily a cosmetic concern. Suggest sealing all masonry cracks to prevent water penetration as a routine maintenance effort.

Deteriorated/Missing mortar observed at the brick veneer, recommend evaluation and repairs as necessary.

Evidence of brick and mortar repairs observed in the exterior walls. Unable to determine the effectiveness of these repairs. Client is advised to consult sellers for additional information.

The decorative wing walls are separating from the structure (front corners). Wing walls are cosmetic structures and separation at the mortar joints is common with normal settling. This typically does not constitute a foundation issue.

☐ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Ceilings:
The ceilings are covered with the following materials: Painted sheet rock.

Common cracking was noted.

Evidence of repairs/patching observed in several ceiling(s). We are unable to determine the effectiveness of these repairs or the cause for the repairs. Client is advised to consult sellers for additional information if desired.

The pull-down attic ladder in the garage is not fire rated (this may not have been required when the home was built); The garage ceiling acts as a firebreak. Future modification or repair may be needed as desired.

Floors:
The floors are covered with the following materials:Tile, Laminate.

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I	NI	NP	D

Normal stress fractures/surface cracks were present.

Areas of unlevel floors were present.

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

Comments:

Interior Doors:

Fixed!

Some knobs/door hardware were loose at the time of inspection. Repairs may be necessary to restore serviceability.

LM MM

The following doors bind when opening/closing:furnace closet.

Exterior Doors:

The Front exterior door's weather-stripping was observed damaged or the door is in need of adjustment. (Light, air noted coming through.).

Fixed! >>>

The Patio door jamb is damaged; recommend repair.

LM MM

The garage entry door was a hollow core door (may have been common when the home was built). We recommend replacing the hollow core door with an appropriate exterior type door to help assure safety.

The Patio door(s) binds when opening/closing.

The shed exterior door(s) will not latch when closed. Repairs are recommended to ensure security of the structure.

Garage Doors:

The overhead garage door operated as intended and was in serviceable condition at the time of our inspection.

☑ ☐ ☐ ☐ **H. Windows**

Comments:

Our ability to visually detect failed thermal pane window sections in the early stages of seal/desiccant failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens. Any lists or quantities of failed seals provided are done so as a courtesy only and may not be inclusive of all windows panes that are failed. The absence of labeled safety glass does not necessarily mean the

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installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

Access to some of the windows was limited by the storage of personal effects, furniture and/or window coverings.

The windows were very dirty. The dirt and water spots on the windows can hide condensation stains between the panes.

The accessible windows operated.

☐ ☐ ☑ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☐ ☐ ☐ ☑ **J. Fireplaces and Chimneys**
Comments:

Fireplaces:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

Fireplace type(s): Vented Gas Log *Chimney type(s)*: Masonry

The fireplace(s) are currently equipped with gas logs. When gas logs are used in a fireplace, it is a common safety practice to permanently block open the damper sufficiently to help assure that carbon monoxide and other products of combustion cannot unknowingly spill into the home because of a closed damper (typically a small c-clamp or similar device is used). We recommend permanently blocking the damper open if the gas logs are to be kept in service after closing.

The gas valve was blocked with debris; it could not be operated. The debris needs to be removed to restore serviceability.

Cracking and some deterioration noted in the fireplace. We recommend sealing all cracks.

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I	NI	NP	D

Chimneys:
The chimney was in serviceable condition at the time of our inspection.

☑ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

Decks:
All visible components were in serviceable condition at the time of our inspection.

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☐ ☐ ☐ ☑ **L. Other**

Comments:
A trip hazard was noted at the South sidewalk. Repairs may be desired or care should be taken to prevent injury.

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:

It is beyond the scope of the inspection (per TREC standards) to report on breaker labeling (what circuit each breaker controls), or verify the accuracy of any existing labels.

Type of Service:Underground Service *Size:*Approximately 100 amp *Panel location:* Exterior panel box

Main disconnect: Present

All visible components were in serviceable condition at the time of our inspection.

Solar panels have been installed, it is beyond the scope of the inspection to ensure the are properly installed.

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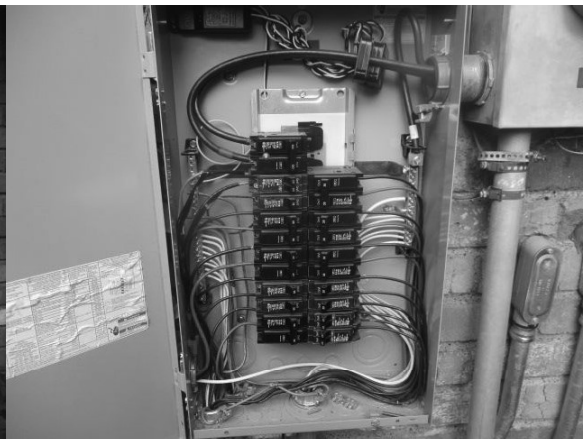
I	NI	NP	D



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

Comments:

Type of Wiring: Copper

Branch circuits:

As per our State standards, we do not assess circuit loads or determine proper circuit sizes per breaker based on current standards. Only accessible outlets are tested. Wall switches may not always control a device or fixture. We do not definitively determine an intended use for any switch that does not appear to operate a fixture. We do not carry extra light bulbs or test a fixture with spent bulbs.

Open splices were noted in the shed, attic. Whenever an electric wire is cut and re-connected, the "splice" should be encased in a covered junction box to help ensure safety.

Exposed romex wiring was noted at the South exterior. The wiring needs to be protected from physical damage including weather. Conduit is commonly used for this purpose. We recommend repair for safety.

Fixed! Outlets are functioning as intended.

LM MM

Improperly wired outlets were noted in the den , hall bath , kitchen area (including un-grounded); recommend evaluation and repair as necessary.

Improperly wired outlets were noted in the master bath (including reversed polarity); recommend evaluation and repair as necessary.

Improperly wired outlets were noted in the shed, South exterior, North bedroom closet (including dead); recommend evaluation and repair as necessary.

A loose outlet with damaged exposed romex noted on the South exterior, I recommend evaluation and repair.

Several loose outlets were noted throughout the home. Loose outlets need to be secured to help assure safety and serviceability.

The garage light switch was damaged. We recommend replacement to help assure safety and serviceability.

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Some missing outlet covers were noted. We recommend replacement to help assure safety. Cost and repair is minimal.

Missing exterior outlet weather covers were noted; we recommend repair or replacement to help assure safety and serviceability.

Several spent, missing bulbs were noted throughout the home.

Improper light fixtures (exposed bulbs, etc.) were noted in the closets. Safer alternatives are available; future repairs may be necessary.

Motion or dusk to dawn lights observed. The inspector is unable to verify the proper operation of motion sensor devices during daylight hours. The client is advised to verify proper operation with seller prior to close.

The exterior light fixtures need to be caulked at the wall surface to prevent moisture penetration into the box.

GFCI protection:

Ground fault circuit interrupter outlets (outlets with integrated test and reset buttons) provide added safety in locations that are considered to be more hazardous than normal (i.e. "wet" locations). GFCI's were not designed for use with motor loads such as refrigerators or freezers. Care should be taken to help guard against unanticipated defrosting. Garage GFCI outlets with appliances installed are not tested.

GFCI protection was provided at the following locations: all bathroom outlets.

We recommend providing active GFCI protected outlets at the following areas: kitchen counter, exterior, garage (including ceiling).

Fire protection:

Smoke detectors are tested for a local alarm by pressing the test button on each accessible detector. Testing of fire sprinkler systems, central alarm systems, and actual smoke tests are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems.

To enhance safety, we recommend that the buyer install smoke detectors in every bedroom, adjacent hallway and all stories present.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☑ **A. Heating Equipment**

Comments:

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

I	NI	NP	D

Note: The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases, evaporator coils are not viewed and heat exchangers are not fully accessed (most newer units prevent any visibility of the exchanger/burner compartment). Duct damper systems of any type are not evaluated or operated. Regular maintenance of the HVAC System can greatly extend its useable life. We recommend contracting with a licensed professional on a yearly basis to help ensure safe and proper operation of the furnace and air conditioning system. Accuracy and reliability of the approximate age of the system/components is believed accurate but is not guaranteed. This information is provided as a courtesy only.

Heating Systems:
Location: Main Type:Central Forced Air
Energy Source: Gas
Furnace information:
Manufacturer:Rheem Age:2
Model number: R80HA075421MSA
Serial number: W061814460
Filter location:At the unit

The furnace(s) operated as intended.

Fixed!

Inadequate flue clearance was noted at the ceiling. We recommend repair of this safety concern by a qualified contractor.

LM MM

In order to assure that adequate combustion air is available for an enclosed gas fired appliance, both a high and a low level combustion air vent should be provided within the enclosure (only a high vent is present). We recommend correction by a licensed contractor to help assure safe operation of the furnace.

☐ ☐ ☐ ☑ **B. Cooling Equipment**
Comments:

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

I	NI	NP	D

Inspection of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. To meet the TREC Standard of reporting "inadequate cooling as determined by system performance" we rely on the use of Infrared Thermometers to obtain Temperature Differentials (TD). Any reported TDs are measured at the return air grills and supply registers. Any TDs outside of the accepted industry standard of 14-22 degrees are deemed to be "deficient" and indicative of the System not operating at optimum levels and we recommend evaluation by a licensed HVAC Contractor. Accuracy and reliability of the approximate age of the system/components is believed accurate but is not guaranteed. This information is provided as a courtesy only.

Location: Main Type:Central Forced Air
Energy Source: Electric
Condenser information:
Manufacturer:Rheem Age:3
Model number: RA1642AJ1NA
Serial number: *W411711344*

HVAC System Replaced in 2017 - Receives annual inspections or servicing. Last serviced April 2020.

A secondary condensate removal system has not been installed to help prevent water damage when the primary line fails (this may have been common practice when the home was built, typically due to the placement of the unit).

As most manufacturers warn against operating air conditioning units when the outside temperature was under 60 degrees, the system was not tested. Client is advised to verify operation of the unit prior to closing.

The exterior condenser coils were dirty and need to be cleaned to help assure serviceability.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases and Vents**

Ducting comments*:*

The entire ducting system is rarely fully visible. We only inspect and comment on the visible areas of the duct system. Limited accessibility is noted in the attic and/or foundation (crawl space) sections of this report. We recommend inspection and evaluation by a qualified contractor whenever there are sections of ductwork that are not visible.

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Comments:
Duct Type: Combination- Multiple types were noted

All visible components were in serviceable condition at the time of our inspection.

IV. PLUMBING SYSTEMS

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

Comments:

The kitchen, bathroom, and exterior fixtures were operated when possible. We do not operate water shut off valves under sinks. We do not disconnect the supply hoses to the clothes washer, if present, we do not operate the hook-up valves or plumbing. These can leak at any time and should be considered part of normal maintenance.

Location of water meter & water supply shut off valve: Front curb at street
Static water pressure reading: 90 psi Water Source: City
Piping type: Copper.

The static water pressure reading was 90 psi. This reading was too high. The recommended pressure is recommend between 40 to 80 psi. Recommend evaluation and repairs as necessary to ensure serviceability.

The water meter drip indicator showed no flow to the structure when no demand was called for at the plumbing supply system.

The proper anti-siphon protection has not been installed on all exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.

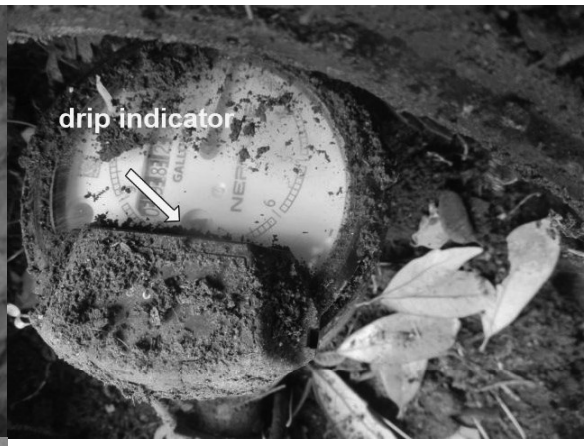
This is the old faucet. NEW faucet is located directly to the right. Old faucet disconnected when new supply line was installed.

The hose bib located at the North side would not operate; repairs are needed to restore serviceability.

Moisture stain(s) and/or damage to cabinet shelves were observed under some of the sinks.

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

I	NI	NP	D



Bathrooms:

Fixed!
>>>
LM MM

The hall toilet bowl was loose at the floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. We recommend properly re-sealing and re-securing the toilet to help prevent water leakage and damage.

The hall tub stopper is disconnected or in need of adjustment.

The hall tub faucet leaks when operating.

The pedestal vanity cabinet cabinet in the hall needs to be secured to the wall framing to prevent damage to the plumbing connections.

As a matter of maintenance, we recommend sealing around the plumbing penetrations in the tub/shower areas (handles, spouts, shower heads, etc.) and shower/tub enclosures to prevent water penetration into the wall cavity.

Caulking and/or grout in the tub/shower surrounds is cracking or loose. The grout/caulking needs to be repaired to help prevent possible water penetration behind tile and damage to interior walls. Such damage may not be apparent from a visual inspection of the outer surface.

The hall tub diverter did not operate, I recommend evaluation and repair.

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I	NI	NP	D

☐ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments:

Based upon that standards of the state, the drain system is a visual inspection only. Cameras or other specialized equipment is not utilized. At the time of inspection, the water is ran at multiple fixtures for an extended period of time. This is generally considered a "functional flow" test. The washing machine drain is not tested. If the home is pier & beam construction (equipped with a crawl space), all areas of the piping are rarely accessible. If any areas of piping were not visually inspected we recommend evaluation and repair as needed by a qualified contractor. See the foundation section for notes concerning crawl space accessibility when applicable.

Sewer Type: Muncipal system Piping type:PVC (plastic), Cast iron

Waste lines, where visible, were cast iron. Cast iron water pipes rust from the inside out and will become restricted over time. The material has a limited life expectancy. We note any visible leaking or unusually low flow as part of our report. If a more detailed review is desired, we recommend consulting a licensed plumber.

The exterior sewer clean-out cap was missing. We recommend replacement.

Bathrooms:
Restricted/Slow drainage was noted at the hall bath tub/shower.

☐ ☐ ☐ ☑ **C. Water Heating Equipment**

Comments:

The temperature and pressure relief valve(s) were not operated. We recommend testing the valves every six months. If the valves do not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions. Accuracy and reliability of the approximate age of the system/components is believed accurate but is not guaranteed. This information is provided as a courtesy only.

Water Heater #1 Energy Source*:* Gas Location: Garage
Approximate Capacity*:* 50 Gallon Age: 3 Brand Name: Bradford White
Model number: RG250T6N
Serial number: PG39791712

Inadequate flue clearance was noted at the roof decking. We recommend repair of this safety concern by a qualified contractor.

The missing trim ring at the ceiling needs to be repaired.

A proper temperature/pressure relief valve discharge line has not been installed. In order to help

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I	NI	NP	D

assure safety should the valve activate, a discharge line should be installed, composed of 3/4" pipe and routed to allow complete draining and should terminate outside the dwelling.

The water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built or may be impossible due to interior location. We suggest installation of overflow pan to help prevent water damage from possible leakage.

The water heater(s) operated as intended.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

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I	NI	NP	D

The dishwasher was operational and all visible components were in serviceable condition at the time of our inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

The food waste disposer operated as intended and all visible components were in serviceable condition at the time of our inspection.

☐ ☐ ☑ ☐ **C. Range Hood and Exhaust Systems**
Comments:

☐ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**
Comments:

Ovens are temperature tested in normal "bake" mode only as determined by the Texas Real Estate Commission. "Convection, roast, or self-clean" modes and or cooking efficiency are not operated/ tested. Gas ranges are not moved away from the wall to view any present utility connections that are behind the unit.

Cook top Type: Electric *Oven type:* Electric

The cook top was operational and all visible components were in serviceable condition at the time of our inspection.

We recommend installing an anti-tip device to help assure safety.

An oven setting of 350°F gives an actual temperature of 339°F which was within a serviceable range.

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I	NI	NP	D

☐ ☐ ☑ ☐ **E. Microwave Ovens**

Comments:

Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

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

Comments:

The bath vents operated.

The bathroom ceiling vent fans terminate in the attic. We recommend that all such fans terminate outside of the dwelling (may not have been a common practice when the home was built).

Proper bathroom ventilation has not been provided (including powered vents or operable window- this is common in older homes); recommend repair as needed.

☐ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

We do not test the auto-reverse safety feature of the door opener. If further evaluation and testing is desired we recommend contacting a qualified technician. Garage door openers should be tested annually.

Photo-electronic eyes were not present at floor level to help ensure safe operation of the door opener. Installation may be desired to help ensure safety.

The garage door lock(s) were not disabled. When a garage door opener is installed, the mechanical door lock should be disabled to help prevent damage to the door if the opener should be activated when the lock is engaged.

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I	NI	NP	D

☐ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

The dryer vent was viewed, but not operated. It is recommended that the dryer vent ducting be periodically cleaned throughout the year to prevent excessive lint build-up. This will help ensure safe operation and more effective dryer operation.

Fixed!

The exterior vent flap was missing (West side). We recommend replacement to help prevent unwanted animal entry.

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VI. OPTIONAL SYSTEMS

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

Comments:

The system is controlled by a timing device; Evaluation of efficiency, and adequate coverage is beyond the scope of this inspection. Rain/freeze sensors are not tested for operation. Some municipalities require drip irrigation in some locations around the structure; determining which drip zones water each location can be difficult. All attempts are made to accurately determine which zone at the controller irrigates what area at the exterior. All zones are operated at the timer in manual mode only.

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I	NI	NP	D

Zone 01: East turf1 bad head noted
Zone 02: West turf
Zone 03: North turf

A back-flow prevention device could not be located (such valves are not common on older systems). Installation may be necessary depending on local requirements for in-ground irrigation systems.

A rain/freeze sensor has not been installed. Some municipalities require such devices. Recommend installation by a qualified irrigation installer.

Sprinkler system functions properly in the front yard, has been discontinued in back.

The backyard system would not operate. We recommend any repairs necessary to return the system to service.

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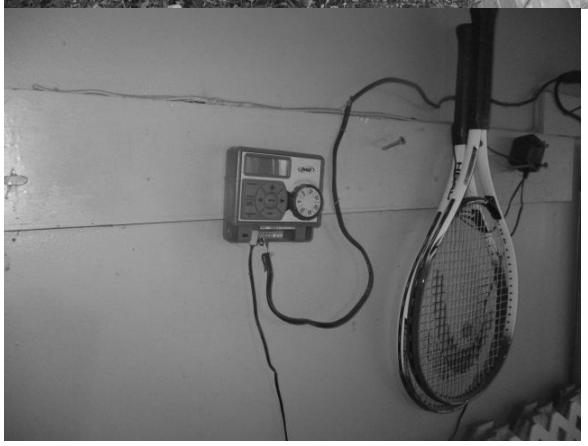

☐ ☐ ☐ ☑ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

To enhance safety, we recommend a proper barrier, locking gates and door alarms to limit unwanted access to the pool area. Anti-entrapment drain systems/covers and dual drains

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I	NI	NP	D

prevent mechanical entrapment at the drain inlets and are recommended. Proper water chemistry should be maintained at all times to ensure serviceability. Rain/wet conditions limit our ability to visually detect leaks. Leak testing of the structure or any present defects should be performed by a qualified contractor. Manual line/main control valves are not operated or evaluated for efficiency and water treatment equipment (chlorine injectors, salt systems, etc.) are not inspected (beyond the scope of our inspection as determined by the Texas Real Estate Commission). If further review is desired, we recommend inquiry with the seller or review by a qualified pool contractor. For more information on pool operation and safety visit: www.nspf.org.

Construction type: Above ground

GFCI is present and functioning as intended. Was installed by a licensed electrician.

Proper GFCI protection for the underwater lighting could not be located. We recommend that a licensed electrician locate or install proper GFCI protection to help assure safety before the pool and/or spa is entered.