Arsenal Inspection Services

Propery Inspection Report

, Houston, Texas
Inspection prepared for: Sample Sample
Real Estate Agent: Sample Sample - Sample

Date of Inspection: 10/2/2020
Age of Home: 1998 Size: 1999 sq ft
Weather: Sunny/Clear

Inspector: Abner Brown Jr.
TREC# 20495
2319 Cobbdale Lane, Houston, TX 77014
Phone: 713.501.3134
Email: abrown@arsenalinspections.com
www.arsenalinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Sample Sample
(Name of Client)

Concerning: Houston Texas
(Address or Other Identification of Inspected Property)

By: Abner Brown Jr., TREC# 20495 10/2/2020
(Name and License Number of Inspector) 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 (ìRulesî) of the Texas Real Estate Commission (ìTRECî), which can be found at www.trec.state.tx.us.

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 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 manufacturerís 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 sellerís 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 inspectorís 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us). REI 7-2 (8/09)

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 clientís 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

Items not specifically noted as “inspected” in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller’s disclosure form.

The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

NOTE: No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED.

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

I	NI	NP	D

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.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X				A. Foundations

Type of Foundation(s):
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Foundation comments: (Slab on Grade)
Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report. Our evaluation of the 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. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

Plastic Shrinkage Cracking: The Surface Areas of most foundations have been known to have what is called Plastic Shrinking Cracks.When water evaporates from the surface of freshly placed concrete faster than it is replaced by bleed water, the surface concrete shrinks. These cracks are usually parallel to each other on the order of 1 to 3 feet apart, and 1 to 2 inches deep, and rarely do they intersect the perimeter of the slab. Plastic shrinkage cracks rarely impair the strength of concrete floors and pavements, nevertheless, they are unsightly.

The foundation appears to performing as intended, providing adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant movement in the foundation. This opinion is not to be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.

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

I	NI	NP	D

Plastic Shrinkage Cracking: The Surface Areas of most foundations have been known to have what is called Plastic Shrinking Cracks.When water evaporates from the surface of freshly placed concrete faster than it is replaced by bleed water, the surface concrete shrinks. These cracks are usually parallel to each other on the order of 1 to 3 feet apart, and 1 to 2 inches deep, and rarely do they intersect the perimeter of the slab. Plastic shrinkage cracks rarely impair the strength of concrete floors and pavements, nevertheless, they are unsightly.

X				B. Grading & Drainage

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Information Notes: With slab foundations, the soil should be kept at 4 inches below the brickledge, 6 inches for siding. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damages. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects. Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.

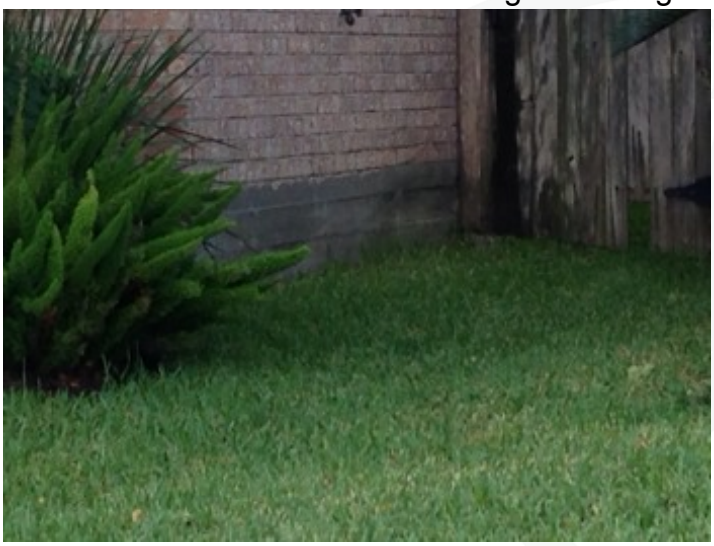
Grading and drainage functions as intended

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

I	NI	NP	D

STRUCTURAL SYSTEMS Grading & Drainage

STRUCTURAL SYSTEMS Grading & Drainage



STRUCTURAL SYSTEMS Grading & Drainage

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

I	NI	NP	D
X			

C. Roof Covering Materials

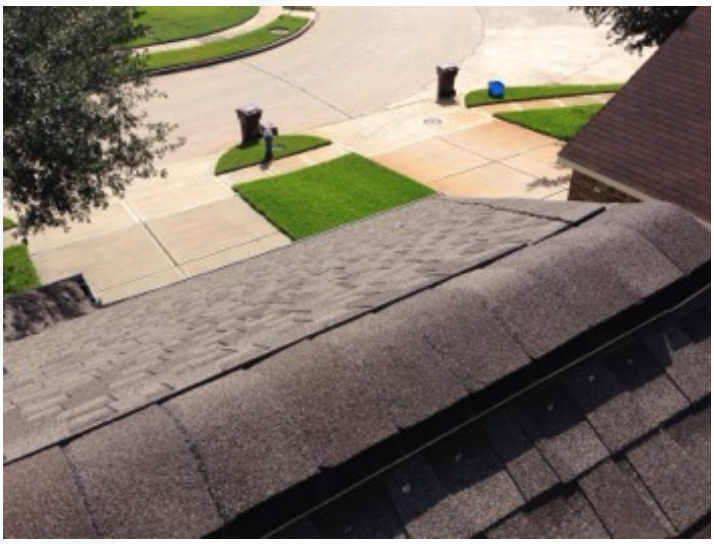
Type(s) of Roof Covering:
• Asphalt shingles
Viewed From:
• Roof
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Roofing material appears to function as intended, An examination of the roof decking beneath it tends to concur with that finding.

Special note: tree branches appear to be close to the roof, they are not actually touching the roof, I recommend contacting a tree service to prune back trees away from the roof so they will not damage the roof.

STRUCTURAL SYSTEMS Roof Covering Materials



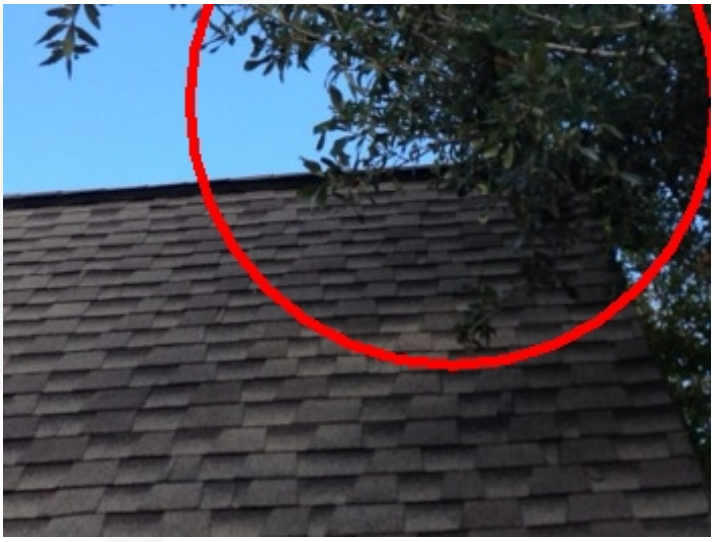
STRUCTURAL SYSTEMS Roof Covering Materials

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

I	NI	NP	D

STRUCTURAL SYSTEMS Roof Covering Materials

STRUCTURAL SYSTEMS Roof Covering Materials



Special note: tree branches appear to be close to the roof, they are not actually touching the roof, I recommend contacting a tree service to prune back trees away from the roof so they will not damage the roof.

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

I	NI	NP	D

Special note: tree branches appear to be close to the roof, they are not actually touching the roof, I recommend contacting a tree service to prune back trees away from the roof so they will not damage the roof.

X			X	D. Roof Structure & Attic

Approximate Average Depth of Insulation:
• Insulation is 15 inches deep
Approximate Average Thickness of Vertical Insulation:
• No vertical insultation in the attic
Comments:

Viewed From: Attic

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Collars are needed around vents penetrating roof decking to prevent moisture from entering attic space.

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

I	NI	NP	D

Collars are needed around vents penetrating roof decking to prevent moisture from entering attic space.

STRUCTURAL SYSTEMS Roof Structure & Attic

STRUCTURAL SYSTEMS Roof Structure & Attic

STRUCTURAL SYSTEMS Roof Structure & Attic

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

I	NI	NP	D
X			X

E. Walls (Interior and Exterior)

Wall Materials:
• Exterior walls are made of brick
• Exterior walls are made of concrete fiber board
• Interior walls are made of Drywall
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Note: Small hairline cracks in corners due to normal settling of foundation.

Tape joints on wall are loose in corner due to normal foundation settling.

Tile missing on wall in the common bathroom, bathtub area

Note: Small hairline cracks in corners due to normal settling of foundation.

Tape joints on wall are loose in corner due to normal foundation settling.

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

I	NI	NP	D

Tile missing on wall in the common bathroom, bathtub area

X				F. Ceilings & Floors

Ceiling & Floor Materials:
• Ceiling is made of drywall
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Ceilings and floors appear to function as intended

X				G. Doors (Interior & Exterior)

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

All doors are functional

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

I	NI	NP	D	
X			X	H. Windows

Window Types:
• Stationary style windows
• Windows are made of alluminum
Comments:

All accessible windows function as intended

Bent screens

Torn screens

Bent screens

Torn screens

I	NI	NP	D	
	X	X		I. Stairways (Interior & Exterior)

Comments:

None present

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

I	NI	NP	D
X			X

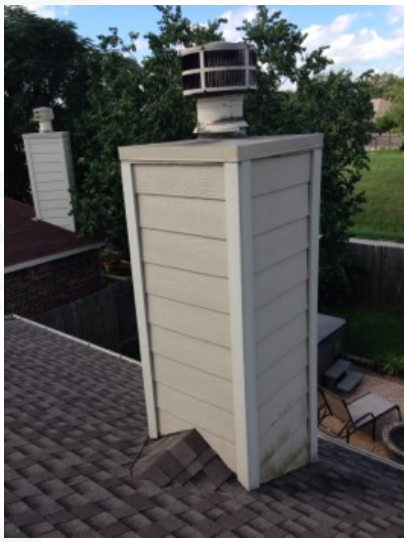
J. Fireplace/Chimney

Locations:
• Fireplace is located in the den
Types:
• Fireplace is prefabricated
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Fireplace missing a Damper Clamp. This Damper Clamp keeps the flue open so that pilot exhaust can escape instead of flooding your home. With a fireplace damper safety clamp, you can keep a small opening at all times.

Fireplace



Chimney

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

I	NI	NP	D

Gas burner

open damper

Closed damper

Fireplace missing a Damper Clamp. This Damper Clamp keeps the flue open so that pilot exhaust can escape instead of flooding your home. With a fireplace damper safety clamp, you can keep a small opening at all times.

X				K. Porches, Balconies, Decks, and Carports

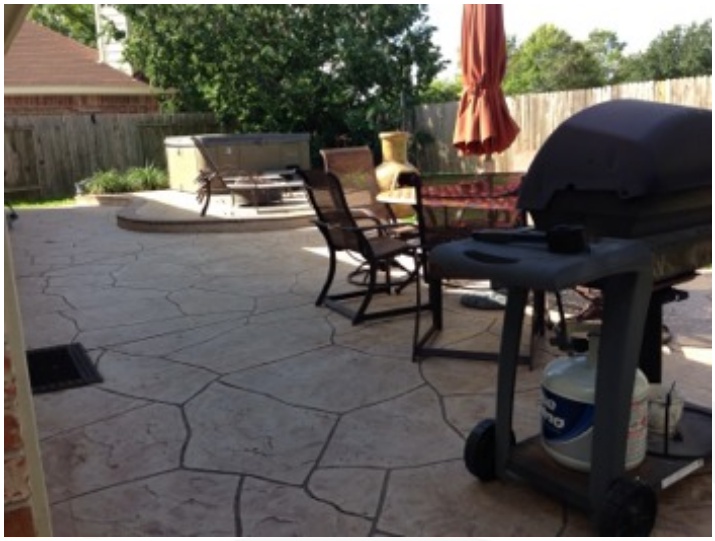
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Patio is functional

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

I	NI	NP	D



Patio is functional

	X	X		L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

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

I	NI	NP	D
X			X

A. Service Entrance and Panels

Panel Locations:
• Electrical panel is located on the south side of the building
• Electrical panel is located in the parking area
Materials & Amp Rating: Copper wiring. 100 amp
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

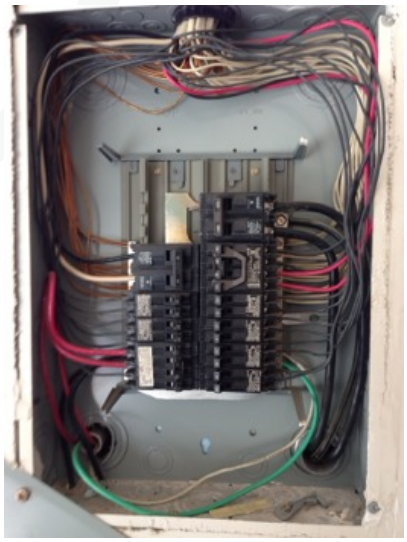
About the electrical panel:
Every attempt is made to open and inspect the electrical service panel at time of the inspection. If the panel is located on the exterior of the home and it is raining, the ground is wet, or water is ponding, the electrical service panel will not be opened and inspected due to this being a safety hazard. The electrical service panel should be inspected prior to close.

There are double and triple lugged neutral wires in the panel. Each neutral wire should be individually lugged.

Bundled wires entering electrical panel from the top, electrical panels are equipped with multiple knockouts to provide wiring to the panel. By entering panel with electric wires through one knockout location lessons the performance of the wiring.

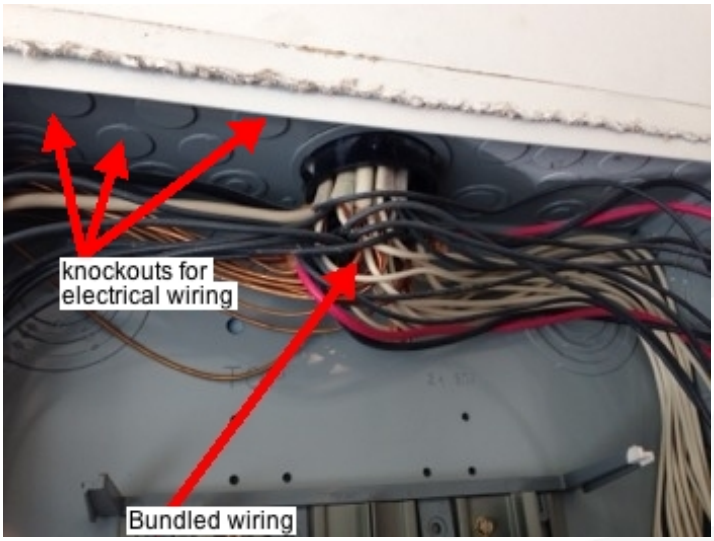
Recommend electrician to evaluate

Electrical panel

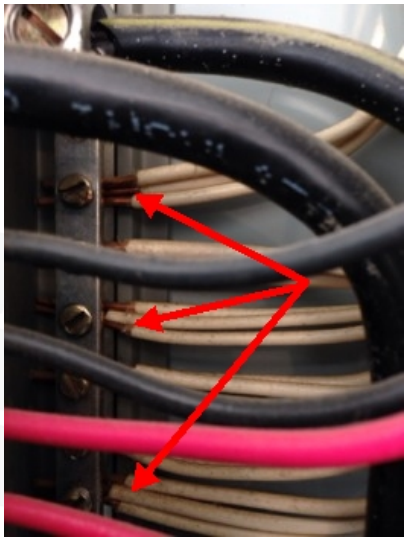

Inside the electrical panel

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

I	NI	NP	D



Bundled wires entering electrical panel from the top, electrical panels are equipped with multiple knockouts to provide wiring to the panel. By entering panel with electric wires through one knockout location lessons the performance of the wiring.



There are double and triple lugged neutral wires in the panel. Each neutral wire should be individually lugged.

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

I	NI	NP	D	
X			X	B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring
• 100 Amp service panel
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas. Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a SAFETY HAZARD and a HIGHLY RECOMMENDED REPAIR ITEM! The Texas standards of practice for inspectors require us to mark this as a deficiency.

Arc-Fault Circuit Interrupters (AFCI) may not have been required when this home was built. As of 2002, Arc-Fault Circuit Interrupters were required for each bedroom and as of September of 2008 are now require for all habitable rooms. Arc- Fault Circuit Interrupters contain solid-state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, like a loose connection or if a child inserts a paper clip into an outlet. The Arc-Fault breaker will then trip, turning power to the circuit off immediately. A licensed electrician should perform this type of upgrade. Homeowners are not required to bring this up to current codes. The Texas standards of practice for inspectors require us to mark this as a deficiency.

No Arc Fault protection present. While arc fault protection was not the standard at the time of the building of this house and was perfectly normal, Texas standards today have changed as of 2008 requiring them in new builds. Texas standards of practice requires inspectors to make note of the presence or absence of arc fault protection regardless of age. This does not mean that the buyer or seller is required at any time to upgrade the electrical system by adding Arc Fault protection.

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

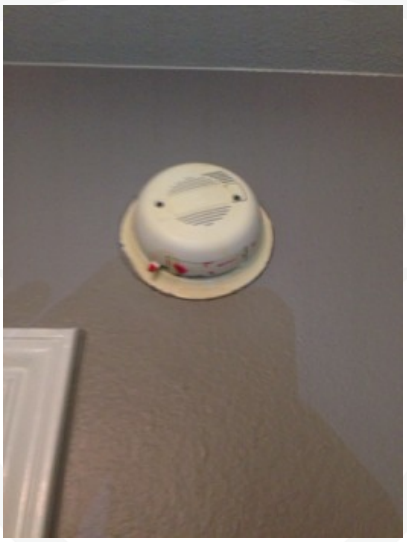
I	NI	NP	D	
X				C. Smoke Detectors

Smoke Detectors:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems.
Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound.

Smoke Detectors Operate as intended



Smoke Detectors Operate as intended

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

I	NI	NP	D
X			

A. Heating Equipment

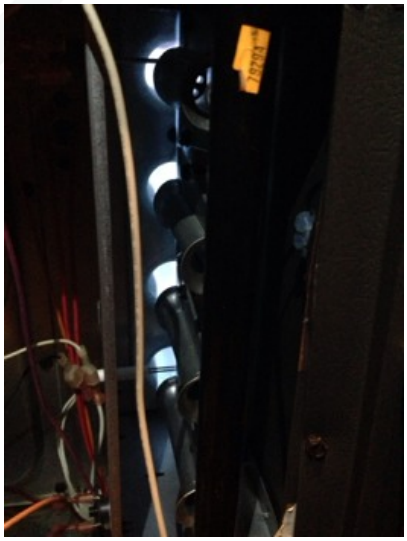
Type of System:
Energy Source:
• Furnace is gas powered
• AC compressor is electric powered
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible.
The rule of thumb for estimating heating capacity is 35 BTU/square foot for a new home and 55 BTU/square foot for an older home with 8-foot ceilings. For a complete evaluation, consult a licensed HVAC company.
The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.
Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc..
Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.
For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

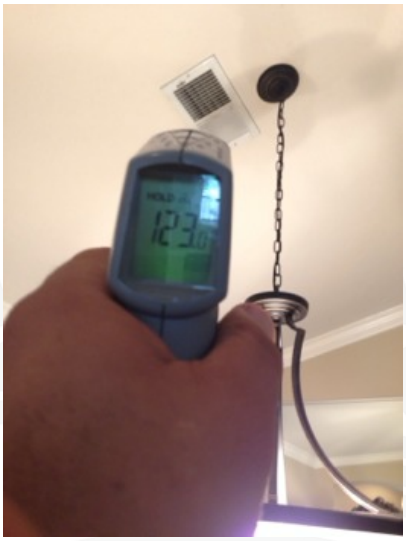
Heating equipment functions as intended

Furnace


Gas burners

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

I	NI	NP	D



Heating temperature

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

I	NI	NP	D	
X			X	B. Cooling Equipment

Type of System:
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.
Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading.
The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.
Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection. We urge you to evaluate these systems prior to closing.
Units should be serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages.

When measuring the efficiency of an air conditioning unit we use what is called a Delta T test. The test measures temperature coming from the return subtracting the temperature coming off the air register. The resulting number is what tells us at what temperature differential we are actually getting between the two vents.

Delta T test gives a reading of 74º for the return vent and 59º at the register giving us a differential of 15º. The range of optimal differential being between 15º and 20º, 15º is ideal.

Cooling equipment functions as intended

Thermostat is functional

Emergency Shut off switch located directly behind AC unit, can be hazardous if unit catches fire, no one would be able to switch unit off.

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

I	NI	NP	D

AC is not level, can affect the movement of coolant through the lines.

Recommend an evaluation by a licensed HVAC technician

Emergency Shut off switch located directly behind AC unit, can be hazardous if unit catches fire, no one would be able to switch unit off.

AC is not level, can affect the movement of coolant through the lines.

Delta T test at the register vent

Delta T test at the return vent

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

I	NI	NP	D	
X				C. Duct System, Chases, and Vents

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Filter is functional

Filter is located in the interior area ceiling

Registers are functional

Vents are functional

IV. PLUMBING SYSTEMS

I	NI	NP	D	
X			X	A. Water Supply System and Fixtures

Location of Water Meter:
- East side
- Front of structure
- Exterior of structure
- Near the street

Location of Main Water Supply Valve:
- South side
- Front of structure
- Exterior of structure

Comments:

Static Water Pressure Reading: 61 psi

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Common area bathtub is chipped and rusting.

Common area toilet needs new wax seal

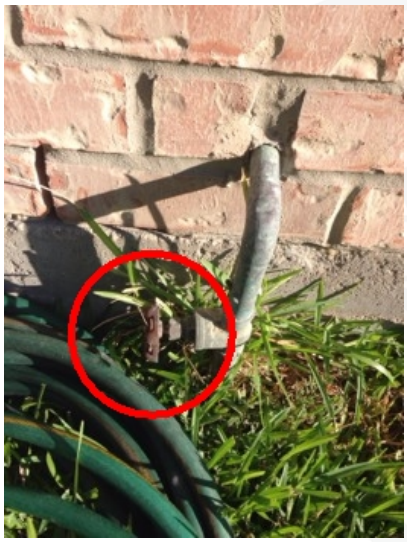
Recommend plumber to evaluate

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

I	NI	NP	D

Water meter

Location of water meter



Main water shut off valve

Location of main water shut off valve

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

I	NI	NP	D

Static Water Pressure Reading: 61 psi

Common area bathtub is chipped and rusting.

Common area toilet needs new wax seal

X			X	B. Drains, Wastes, and Vents

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Master bathroom dual vanities missing stoppers

Common area bathtub missing stopper

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

I	NI	NP	D

Master bathroom dual vanities missing stoppers

Common area bathtub missing stopper

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

I	NI	NP	D
X			X

C. Water Heating Equipment

Energy Source:
• Water heater is gas powered
• Water heater is located in the garage
Capacity:
• Unit is 40 gallons
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Shut Off Valve
Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection. In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done.
Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

Bradford white water heater is missing drain pan at the bottom of the water heater

Water heaters temperature pressure relief valve does function however it is missing the drainpipe protecting people from being hurt by hot water in an emergency release. This can be fixed by adding either copper piping or CPVC piping heading down into a drain pan.

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

I	NI	NP	D

Water heater

Water heater specifications

Bradford white water heater is missing drain pan at the bottom of the water heater

Water heaters temperature pressure relief valve does function however it is missing the drainpipe protecting people from being hurt by hot water in an emergency release. This can be fixed by adding either copper piping or CPVC piping heading down into a drain pan.

	X	X		D. Hydro-Massage Therapy Equipment

Comments:

No hydrotherapy tub present

V. APPLIANCES

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

I	NI	NP	D

X				A. Dishwasher

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Dishwasher operated normally

Dishwasher operated normally

X				B. Food Waste Disposer

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Garbage disposal operated normally

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

I	NI	NP	D

Garbage disposal operated normally

X			X	C. Range Exhaust Vent

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Self filtering unit with fan

Fan operated normally

Light bulb is burned out

Self filtering unit with fan

Light bulb is burned out

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

I	NI	NP	D

Fan operated normally

X			X	D. Ranges, Cooktops, and Ovens

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Cooktop is gas powered

Oven is gas powered

Cooktop operated normally

Oven was set to 350°, oven heated up to 375°, oven unit is overheating by 25°.

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

I	NI	NP	D

Cooktop operated normally

Oven set to 350¬∞

Oven heated up to 375¬∞

Range unit

X				E. Microwave Oven

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Microwave operated normally

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

I	NI	NP	D

Microwave operated normally

Water temperature after one minute of exposure inside the microwave

	X	X		F. Trash Compactor

Comments:

X				G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

All bath and laundry fans operated normally

All bath and laundry fans operated normally

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

I	NI	NP	D

H. Garage Door Operator(s)

Door Type:
• Roll-up door
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Garage door opener will not stop when an object is in the way.

Garage door opener will not stop when an object is in the way.

I. Doorbell and Chimes

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Doorbell operated normally

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

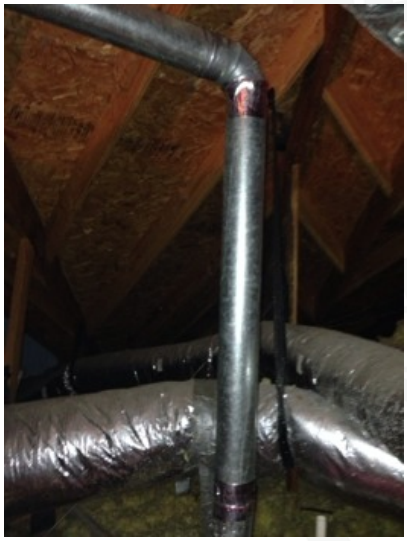
I	NI	NP	D
X			X

J. Dryer Vents

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing are listed in RED, items noted for information listed in BLACK.

Dryer vent is too long. The vent itself has two 90° angles which adds an additional ten feet of length that the dryer unit's blower must to push lint and condensation through the vent. Vent is a five inch diameter pipe. Check the dryer manufacturers instructions as this may be acceptable by the manufacturers standards.



Dryer vent is too long. The vent itself has two 90° angles which adds an additional ten feet of length that the dryer unit's blower must to push lint and condensation through the vent. Vent is a five inch diameter pipe. Check the dryer manufacturers instructions as this may be acceptable by the manufacturers standards.

APPLIANCES Dryer Vents

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

I	NI	NP	D

APPLIANCES Dryer Vents

VI. OPTIONAL SYSTEMS

	X	X		A. Lawn and Garden Sprinkler Systems

Comments:

	X	X		B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

	X	X		C. Outbuildings

Materials:
Comments:

	X	X		D. Outdoor Cooking Equipment

Energy Source:
Comments:

	X	X		E. Gas Supply Systems

Comments:

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

I	NI	NP	D	
☐	X	X	☐	F. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

I	NI	NP	D	
☐	X	X	☐	G. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

I	NI	NP	D	
☐	X	X	☐	H. Whole-House Vacuum Systems

Comments:

I	NI	NP	D	
☐	X	X	☐	I. Other Built-in Appliances

Comments:

Report Summary

STRUCTURAL SYSTEMS		
Page 9 Item: D	Roof Structure & Attic	Collars are needed around vents penetrating roof decking to prevent moisture from entering attic space.
Page 11 Item: E	Walls (Interior and Exterior)	Tape joints on wall are loose in corner due to normal foundation settling. Tile missing on wall in the common bathroom, bathtub area
Page 13 Item: H	Windows	Bent screens Torn screens
Page 14 Item: J	Fireplace/Chimney	Fireplace missing a Damper Clamp. This Damper Clamp keeps the flue open so that pilot exhaust can escape instead of flooding your home. With a fireplace damper safety clamp, you can keep a small opening at all times.
ELECTRICAL SYSTEMS		
Page 17 Item: A	Service Entrance and Panels	There are double and triple lugged neutral wires in the panel. Each neutral wire should be individually lugged. Bundled wires entering electrical panel from the top, electrical panels are equipped with multiple knockouts to provide wiring to the panel. By entering panel with electric wires through one knockout location lessons the performance of the wiring. Recommend electrician to evaluate
Page 19 Item: B	Branch Circuits, Connected Devices, and Fixtures	No Arc Fault protection present. While arc fault protection was not the standard at the time of the building of this house and was perfectly normal, Texas standards today have changed as of 2008 requiring them in new builds. Texas standards of practice requires inspectors to make note of the presence or absence of arc fault protection regardless of age. This does not mean that the buyer or seller is required at any time to upgrade the electrical system by adding Arc Fault protection.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 24 Item: B	Cooling Equipment	Emergency Shut off switch located directly behind AC unit, can be hazardous if unit catches fire, no one would be able to switch unit off. AC is not level, can affect the movement of coolant through the lines. Recommend an evaluation by a licensed HVAC technician
PLUMBING SYSTEMS		
Page 25 Item: A	Water Supply System and Fixtures	Common area bathtub is chipped and rusting. Common area toilet needs new wax seal Recommend plumber to evaluate

Page 27 Item: B	Drains, Wastes, and Vents	Master bathroom dual vanities missing stoppers Common area bathtub missing stopper
Page 29 Item: C	Water Heating Equipment	Bradford white water heater is missing drain pan at the bottom of the water heater Water heaters temperature pressure relief valve does function however it is missing the drainpipe protecting people from being hurt by hot water in an emergency release. This can be fixed by adding either copper piping or CPVC piping heading down into a drain pan.
APPLIANCES		
Page 32 Item: C	Range Exhaust Vent	Light bulb is burned out
Page 33 Item: D	Ranges, Cooktops, and Ovens	Oven was set to 350°, oven heated up to 375°, oven unit is overheating by 25°.
Page 36 Item: H	Garage Door Operator(s)	Garage door opener will not stop when an object is in the way.
Page 37 Item: J	Dryer Vents	Dryer vent is too long. The vent itself has two 90° angles which adds an additional ten feet of length that the dryer unit's blower must to push lint and condensation through the vent. Vent is a five inch diameter pipe. Check the dryer manufacturers instructions as this may be acceptable by the manufacturers standards.