

# Meairs Property Inspections

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[WWW.MPINSPECTIONS.NET](http://WWW.MPINSPECTIONS.NET)

# Property Inspection Report

**Prepared For:** \_\_\_\_\_

(Name of Client)

**Concerning:** \_\_\_\_\_

(Address or Other Identification of Inspected Property)

\_\_\_\_\_  
(Real Estate Office)

\_\_\_\_\_  
(Agent)

**By:** \_\_\_\_\_

Andrew Meairs #20841

(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](http://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.

Promulgated by the Texas Real Estate Commission (TREC) P. O. Box 12188, Austin, TX 78711-2188,

1-800-250-8732 or (512) 459-6544

[www.trec.texas.gov](http://www.trec.texas.gov)

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 period.

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.

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## **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

Contract forms developed by TREC for use by its real estate 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**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.**

### **SCOPE OF INSPECTION**

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF VISIBLE PORTIONS OF PRIMARY BUILDING (S) ON THE PROPERTY AND TO INFORM THE "CLIENT" OF MAJOR VISIBLE DEFICIENCIES, AS THEY EXIST ON THE DATE OF THE INSPECTION. The Inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this extent includes an evaluation of the observable portions of approximately 350 – 500 items, including the following major components: Foundation, Electrical, Crawl Area, Walls, Plumbing, Ceilings, Attic, Doors, Garage, Site Drainage, Windows, Roof, Cooling System, Floors, Heating System, Venting, Fireplace, Exteriors, Built-in-Appliances. Brinks Security pays Professional Property Inspections Inc a referral fee of twenty-five dollars to inspect the security system or make a recommendation for the installation of a security system.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of any object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

No representation is made as to how long any equipment will continue to function. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. Maintenance and other items may be discussed, but they are not a part of our inspection.

#### **THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION (Unless contracted for and additional fee)**

- Detached ancillary buildings (with the exception of parking structures).
- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
- Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as self-cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, smoke detectors, electric gates, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
- Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
- Easements, rights of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and / or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.).
- Environmental hazards, including but not limited to asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
- Notification of product recalls.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems.
- Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Cosmetic finishes and conditions, freestanding or portable equipment; landscaping and foliage; noise transmission; determination of odors.

- Unique systems with which the “INSPECTOR” is unfamiliar or any component that is specifically listed as not inspected on the inspection report.
- This inspection does not cover any environmental issues such as mold, fungus, asbestos, etc...

### **CONFIDENTIALITY OF REPORT**

The inspection report is for the exclusive private use of the “CLIENT”. The “CLIENT” will be issued either one or two additional copies of the report for distribution to his / her agent and to the property owner. This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the “INSPECTOR”. Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. **Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited. Note: This report is copyrighted.**

### **LIMITS OF INSPECTION**

“CLIENT” understands that the “INSPECTOR” is a generalist, that the “GENERALIST” type of inspection and report is an UNBIASED OPINION BASED UPON the EXPERIENCE OF the individual “GENERALIST” INSPECTOR, and that the inspector is NOT AN EXPERT IN EVERY CRAFT OR PROFESSION.

**“CLIENT” AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE “INSPECTOR” AT THE INSPECTION.**

### **GENERALIST VISUAL INSPECTION**

The “Client” requests the Generalist Visual Inspection of the readily accessible areas of the structure (s). The “INSPECTOR” liability for error and omissions in the Generalist Visual Inspection is limited to a refund of equal to the fees paid. The liability limitation of the “INSPECTOR’S” principals, agents, and employees is also limited to a refund of equal to the fees paid. This liability limitation is binding upon “CLIENT”, as well as his / their spouse, heirs, principals, assignees, and anyone else who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report “CLIENT” agrees to immediately accept a refund of the fees paid full settlement of any and all claims which may ever arise from the inspection and report, and as the maximum amount that may be due for any error or omission by the “INSPECTOR”.

The fee for this inspection is due at the time of inspection. If “CLIENT” does not attend the inspection, the fee is due upon receipt of the report if the “CLIENT” has not signed this agreement, the acceptance of this report show agreement with all of the terms of this contract.

**Meairs Property Inspections is not responsible for contract services provided by termite, swimming pool, alarm, or septic inspectors.**

### **DISPUTE RESOLUTION**

**CONTACT:** Should "CLIENT" have a complaint against the "INSPECTOR", prior to any alteration, repair or replacement, "CLIENT" shall provide reasonable notice to, and permit an inspection of the condition (s) which gave rise to the complaint, by the "INSPECTOR" or appointees thereof "CLIENT" agrees to hold the "INSPECTOR" harmless for any and all claims relating to conditions that are altered or repaired without said notice or inspection.

**ARBITRATION:** Unresolved disputes, except one for non-payment of fees, shall proceed to binding arbitration conducted in accordance with the construction industry relies of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the real estate inspection profession. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as would a court, and shall follow the substantive rules of law. I understand that I am giving up my right to a jury trial.

**STATUTE OF LIMITATIONS:** The parties agree that no action may be brought to recover damage against the "INSPECTOR" more than six months after delivery of the "INSPECTOR'S" written report to the "CLIENT".

**I / WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITIONS. I / WE ALSO AGREE TO CAREFULLY READ THE ENTIRE INSPECTION REPORT. BY ACCEPTING THIS REPORT THE CLIENT / CLIENT'S AGREE TO ALL CONTENTS OF THIS INSPECTION CONTRACT.**

**CLIENT (S):** \_\_\_\_\_

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR			
Property inspected was	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Vacant	<input type="checkbox"/> _____
Parties present at inspection	<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> Listing Agent <input checked="" type="checkbox"/> Buyers Agent
Documents provided to inspector	<input type="checkbox"/> Sellers Disclosure	<input type="checkbox"/> Engineers Report	<input type="checkbox"/> Previous inspection report
Weather Condition during inspection	<input checked="" type="checkbox"/> Sunny	<input type="checkbox"/> Overcast	<input type="checkbox"/> Raining <input type="checkbox"/> Snowing
Outside temperature during inspection	90°	Time of inspection	9 am
Inspection Scope	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Limited - Reason	_____
Additional written information provide with this inspection report	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Cost of inspection services	_____ \$450	to be paid at <input checked="" type="checkbox"/> Inspection <input type="checkbox"/> Closing	<input type="checkbox"/> By Mail



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I	NI	NP	D	Inspection Item
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## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future movement.

Type of Foundation

☒ Slab on Grade

☒ Post Tension Slab

☐ Floating Slab

☐ Pier and Beam

Pier and Beam Crawl Space

☐ Accessible

☐ Not Accessible

Crawl Space inspected

☐ From opening

☐ From under home

Visibility of Crawl Space

☐ Full

☐ Limited

Limited under

☐ Bathroom

☐ Kitchen

☐

Foundation Performance: This house faces west for orientation purposes.

**Previous foundation repairs have been completed on the home. Recommend warranty be transferred to the new home owners and a plumbing leak check be conducted if it hasn't been.**

Signs of previous foundation movement:

1. Stress cracks in sheet rock above windows in various places on the west side of the home.
2. Window on the west side of the garage is showing separating between window trim and brick veneer.
3. Window on the northwest side of the home is showing signs of separation between window trim and brick veneer.
4. Large gap between back of freeze boards and brick veneer next to garage.

**Recommend receiving copies of the foundation repairs to observe where work was completed. The seller advised foundation repairs were completed on the west side of the home.**

The opinion of the foundation was based on observations made during the inspection. Due to expansive soils in the area, foundations can shift at any time due to changes in moisture and extreme weather conditions. It is imperative that proper soil moisture and drainage be maintained throughout the year. Root barriers should be considered when the foundation is within the drip line of trees. I strongly recommend you consult with a Structural Engineer if you have any concerns for future foundation performance.



Separation between window trim and brick veneer showing signs of previous movement.



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I NI NP D

Inspection Item

☒ ☐ ☐ ☒ **B. Grading & Drainage**

Comments:

1. High soil around exterior of home. **Recommend 4" of clearance between bottom of brick and soil.**
2. Gutters full of leaves in various places. **Recommend clearing gutters of all debris.**
3. Various gutter down spouts are not connected to the gutter extensions. **Recommend connecting all gutter down spouts to drain properly into gutter drain extensions.**
4. Large hole in the soil on the north side of the house. **Recommend filling in hole next to foundation wall.**
5. Bushes, vines, and trees are too close to the exterior of the home. **Recommend trimming vegetation away from the house.**

**Note:** There are drains installed in the front yard. The drains appear to be functioning as intended. This inspection does not determine the adequacy of the drains.



High soil in flower beds.



Debris in gutters.



Disconnected gutter down spouts.



Hole in ground next to foundation.

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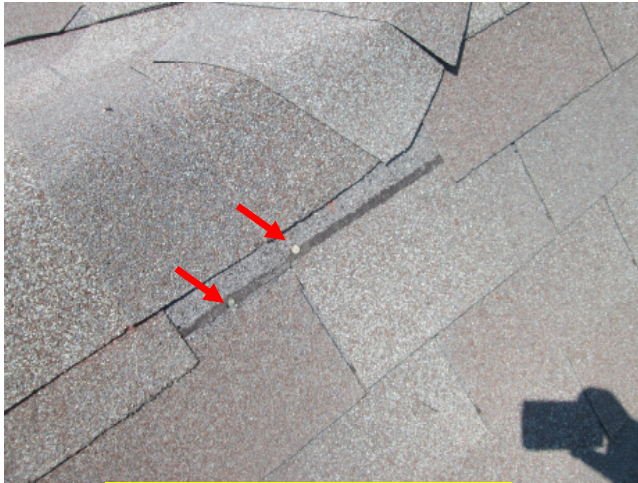
I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ **C. Roof Covering** (If the roof is inaccessible, report the method used to inspect)

Comments: This inspection covers the roof covering, flashings, skylights, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

Type of Roof Covering    ☐ Wood                      ☐ Tile                      ☒ Composition    ☐  
 Roof Condition            ☒ Good                      ☐ Average              ☐ Aged  
 Roof Observed from      ☒ Roof                      ☐ Ladder                ☐ Ground with binoculars  
 Previous Roof Repair      ☐

1. Exposed nail heads at the south side ridge need touch up caulking.
2. South power turbine installed improperly. **Recommend re-installing screws from the top side and sealing all exposed nail heads on the roof.**



**Exposed nail heads at the ridge.**



**Screws sticking out through the roof.**



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☒ ☐ ☐ ☒ **D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic observed from ☒ Attic ☐ Attic access opening ☐ No access  
 Attic ventilation ☒ Soffit vents ☐ Exhaust ports ☐ Gable vents  
☐ Ridge vents ☐ Wind Turbine(s) ☒ Power Turbine(s)  
☒ Previous water penetration in attic

Approximate Depth of Attic Insulation: 7"

1. Previous moisture damage around plumbing vent pipe in north attic.
2. No walkway leading to air handler and there is no work space installed in front of air handler.  
**Recommend installing a walking path to the air handler and installing attic decking in front of the air handler to create 30" of workspace in front of the unit.**
3. Marginal insulation in the attic.



Previous moisture damage around vent pipe.



No walking path or work space.

☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)**

Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

- Interior**
1. Various stress cracks above windows on the west side of the house.
- Exterior**
2. Soffit is loose in various places around exterior of home.
  3. Soffit above back porch is coming loose and needs re-attached in various places.
  4. Cracks in brick veneer in the following locations:
    - a. Above front entry door.
    - b. In corner next to front entry arch.
    - c. Below various windows.
    - d. Opening in brick veneer on the west side of the J&J bathroom.
  5. Missing weep holes in brick veneer.
  6. Various exterior windows need touch up caulking where window trim meets brick veneer.
  7. Northeast back patio door trim needs touch up caulking where trim meets brick veneer.
  8. Loose metal window wrapping outside the east master bedroom windows.
  9. Garage trim boards need touch up caulking where vertical trim boards meet brick veneer.

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Various stress cracks above windows on south side of house.



Loose soffit.



Opening in brick veneer.



Touch up caulking needed around windows.



Window showing signs of previous movement.



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Loose soffit above back patio.



Loose metal window trim wrapping.



Mortar openings in brick veneer.



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☒ ☐ ☐ ☒ **F. Ceilings & Floors**

Comments: This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.

**Floors.**

1. Previous moisture damage in front of the wet bar.
2. Previous moisture damage outside east hall bath door.
3. Previous moisture damage in front of front entry door.

**Recommend flooring specialist for repair.**



Previous moisture damage to wood floors.



Previous moisture damage to wood floor.

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

Comments: This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

1. Daylight shines through bottom side of family room back patio door.
2. South bedroom door does not latch.
3. North closet door in south bedroom does not latch. Note: Ball latch needs adjusted.
4. Mud room back patio door.
  - a. Day light shines through side.
  - b. Door is damaged around doggy door.

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- 5 Formal sitting room back patio door.
  - a. Exterior of door was damaged by animal.
  - b. Day light shines through side of door.
- 6 Front entry door.
  - a. Weather stripping damaged along bottom.
- 7 North bedroom entry door and closet door rub on carpet.
- 8 West bedroom door rubs on carpet.
- 9 Garage entry door.
  - a. Door does not shut tight.
  - b. Day light shines through on the side.



Exterior of door is damaged.



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☒ ☐ ☐ ☒ **H. Windows**

Comments: This inspection covers the presence and condition of window and door screens. A visual inspection was conducted for moisture at all visible windows. Due to climate changes windows can loose their seal at any time.

1. Various damaged window latches.
2. Various damaged window screens.
3. Formal dining room exterior window trim damaged.
4. The following window thermal sills are voided: **Note: Obviously voided windows are marked with an X when observed but a home inspection may not find all voided windows due to light conditions, installed screens, dirt on surfaces, and seasonal conditions.**
  - a. Kitchen nook -5
  - b. Family room - 9
  - c. East bedroom -2
  - d. Formal sitting room -5
  - e. Formal dining room. -5
  - f. South bedroom -2
  - g. J&J bath -2
  - h. West bedroom -1
  - i. Master bathroom -1
  - j. Master bedroom -6.
  - k. Garage -1



Damaged window latch.



Damaged exterior window trim.

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

Comments:

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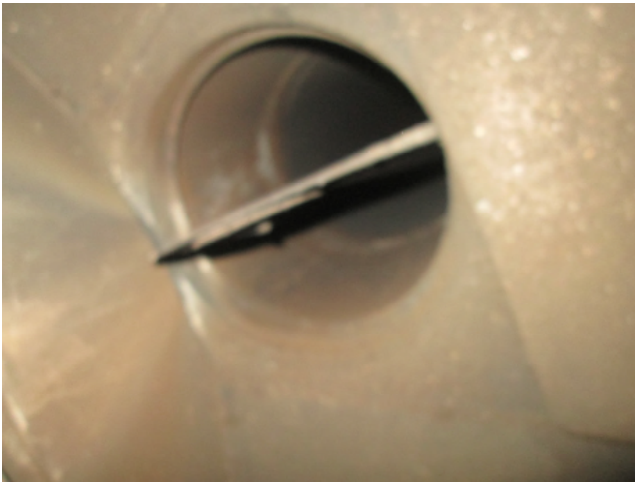
☒ ☐ ☐ ☒ **J. Fireplace / Chimneys**

Comments: This inspection covers inspect the visible components and structure of the fireplace and chimney.

Type of fireplace	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Metal Insert	<input type="checkbox"/> Wood stove/insert
Type of chimney	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Metal <input type="checkbox"/> Siding
Attic Firestop	<input checked="" type="checkbox"/> Area accessible	<input type="checkbox"/> Not accessible	<input type="checkbox"/> No attic penetration
Chimney Cap	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	
Combustion Air Vent	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	
Gas Valve / Logs	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Not present	
Chimney observed	<input checked="" type="checkbox"/> From ground	<input type="checkbox"/> From roof	

TREC standards of practice require damper blocks be installed at the fireplace flue damper when gas is present.

1. Soot built up in the fireplace. **Recommend a chimney sweep.**
2. Crack in the back of the firebox.



**Soot in chimney flue.**



**Crack in back of firebox.**

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

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☐ ☐ ☐ ☐ **I. Other**

Comments:

## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance & Panels**

Comments: This inspection covers the service entrance wiring, electrical panels and subpanels.

Wire Type(s) found in Main and Sub Panels:      ☒ Copper      ☐ Aluminum      ☐

Appropriate Connections:      ☒ Present      ☐ Not Present  
☐ Approved Copper / Aluminum Devices  
☐ Pig Tailed Connections      ☐ Crimp Connections  
☐ Other

The panel box does not meet current NEC standards for Arc Fault protection. Note: See Consumer notice on page #4 of the report.

The service panel is located in the garage.

☒ ☐ ☐ ☒

**B. Branch Circuits** (Report as in need of repair the lack of Ground Fault Circuit Protection where required.) Comments: This inspection covers electrical receptacles, switches and fixtures.

Branch circuit wiring      ☒ Copper      ☐ Aluminum  
Branch circuit wiring is      ☒ Grounded 3 wire      ☐ Ungrounded 2 wire  
GFCI protection at      ☐ Kitchen      ☐ Bar      ☐ Bathroom      ☐ Laundry  
                                 ☐ Whirlpool      ☐ Garage (note for freezer use)  
                                 ☐ Exterior outlets (below 5'6")      ☐ Pool/Spa light  
Smoke detectors;      ☐ Bedrooms      ☒ Hallways

1. The following outlets are not GFCI protected.

- a. Kitchen
- b. Bathrooms.
- c. Laundry room.
- d. Exterior outlets.
- e. Garage.

2. South hall bathroom GFCI is not tripping. **Recommend licensed electrician for repair.**

3. Missing outlet cover plate in east bedroom.

4. Various open bulb closet light fixtures.

5. Missing smoke detectors in bedrooms. **Note: This is a safety issue. Recommend installing smoke detectors in all bedrooms.**

6. The following ceiling fans are out of balance:

- a. Master bedroom.
- b. Family room.
- c. West bedroom.
- d. East bedroom ceiling fan makes noise.

7. Light above whirl pool tub not functioning.

8. Missing outlet cover plate southeast corner of garage.

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

I	NI	NP	D	Inspection Item
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### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

**A. The HVAC system is a visual inspection only; No Equipment will be disassembled during the inspection.**

**B. Due to the deteriorative nature of Heating & Cooling equipment; Recommend the HVAC sytems(s) be serviced before the purchase of the property by a licensed HVAC company.**

☐ ☒ ☐ ☐ **A. Heating Equipment**

Type and Energy Source:

Comments: This inspection covers gas and electrical heating systems.

**Note: Furnace units are not operated when temperatures are above 80 degrees Fahrenheit.**

The HVAC equipment will not be sized or load calculated for any given property by the inspector.

Furnace(s)	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	
Gas Shut Off Valve	<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Accessible	<input type="checkbox"/> Not Present and/or Observable
Branch Line	<input checked="" type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	<input type="checkbox"/>

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type and Energy Source: Conventional

Comments: This inspection covers the performance of the cooling systems.

TREC standards of practice call for p-traps to be installed at the primary condensate drain and the drain to be insulated within five feet of the evaporator coil.

The HVAC equipment will not be sized or load calculated for any given property by the inspector.

Location	West	Return	68°	Supply	48°	Δ Temperature	20°
Location	East	Return	70°	Supply	50°	Δ Temperature	20°

**1. North Unit**

a. Suction line needs insulated next to the evaporator coil.

**2. South unit**

a. Suction line is damaged leading to the south unit. **Recommend sealing suction line to prevent moisture damage.**



**Suction line needs insulated next to evaporator coil.**



**Suction line needs insulated or sealed.**



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

I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ **C. Ducts and Vents**

Comments: This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

**1. Ducts are not suspended off attic insulation. Recommend suspending up off the attic insulation.**

**2. Various places where duct work is taped: Note: Home owner advised there AC guy said there were holes in the ductwork and some of it needed to be replaced.**

**3. Microbial growth in the south hall bath supply air vent. Recommend properly cleaning.**



**Duct work taped in various places**



**Duct work not suspended off insulation.**

I = Inspected

NI = Not Inspected

NP = Not Present

D= Deficient

I NI NP D

Inspection Item

## IV. PLUMBING

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

Comments: This inspection covers the type and condition of all accessible and visible water supply components. The inspector **will not** function test the shut off valves, isolation valves, cut off valves to any and all plumbing fixtures.

Type of supply lines ☒ Copper  
☐ PVC/CPVC

☐ Galvanized Iron

☐ Polybutylene

☒ Static Pressure 70 PSI

Anti Siphon / Back Flow / Air Gap(s):

☒ Present

☐ Not Present

Location of water meter: FY

Location of main water supply valve: unknown

1. Kitchen faucet leaking.
2. Cabinet base damaged beneath kitchen sink.
3. Laundry room hot and cold sink valves are reversed.
4. South hall bath
  - a. Previous moisture damage beneath sink.
  - b. The shower tile is soft, cracked, and showing signs of moisture damage. **Recommend qualified contractor further evaluate for repairs.**
  - c. Shower fixtures loose in the wall.
  - d. Hair in shower drain.
  - e. Missing shower door sill.
  - f. Sink drains slowly.
5. J&J bathroom.
  - a. Missing east sink stopper.
  - b. Commode loose at the base.
  - c. Hot and cold shower fixtures leaking.
  - d. Chip in tub porcelain coating.
  - e. Tub drain does not hold water.
6. North hall bathroom.
  - a. Commode loose at the base.
7. Master bathroom.
  - a. North sink stopper needs adjusted to hold water.
  - b. Commode loose at the base.
  - c. Commode flapper needs adjusted.
  - d. Loose tile in front of whirlpool tub.
8. North exterior hose bib is missing the anti-siphon device.



Kitchen faucet leaking.



Damage beneath kitchen sink.

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

I	NI	NP	D	Inspection Item
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Moisture damage to shower wall and cracked tile.



Hot and cold valves are reversed.



Tub faucet valves are leaking.



Chip in tub porcelain coating.

☒ ☐ ☐ ☐ **B. Drain, Wastes and Vents**

Comments: This inspection covers the condition of all accessible and visible waste-water and vent pipes

Type of waste lines    ☒ PVC    ☐ Iron    ☐ Tile    ☐



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

I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ **C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source: Gas  
 Comments: This inspection covers the water heating equipment and it's temperature and pressure relief system. Note: The TP&R is visually inspected only.

T & P Valve	<input type="checkbox"/> Operated	<input checked="" type="checkbox"/> Not Operated	
Safety Pan and Drain Installed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Water Heater(s)	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Gas Shut Off Valve	<input type="checkbox"/> Present	<input type="checkbox"/> Not Present and/or Observable	
Branch Line	<input type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	
Type of Observable Vent Pipe	<input type="checkbox"/> Double Wall	<input type="checkbox"/> Single Wall	
Capacity: 50 Gal	<input type="checkbox"/> Cement / Asbestos	<input type="checkbox"/> Cement / Asbestos	
Garage Unit(s): Physically Protected	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
18 inch Floor Clearance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

**South water heater (Manufactured 2009)**

1. No safety drain pan installed with drain line routed to the exterior of the home.

**North water heater (Manufactured 2006)**

1. No safety drain pan installed with drain line routed to the exterior of the home.

2. Pressure relief pipe is routed in flex copper. **Recommend re-routing with solid copper or CPVC pipe.**

3. Water heater is nearing the end of its life expectancy.

**Note: Recommend installing safety drain pan with drain line plumbed to the exterior of the home. Note: It is good practice to install an electronic flood stop on the primary cold water supply line when water heater is located on the interior of the home.**



Missing safety drain pan.



Pressure relief pipe routed in flex copper.

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

I	NI	NP	D	Inspection Item
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Missing safety drain pan.

☒ ☐ ☐ ☒ **D. Hydro-Therapy Equipment**

Comments: This inspection covers built-in hydrotherapy and whirlpool equipment.

GFCI ☐ Present ☒ Not Present  
 Access Cover ☐ Available ☐ Accessible ☒ Not Available and/or Accessible

1. Cold water valve is stiff and will not function.
2. Hot water valve will not turn off.
3. Loose tub spout.
4. Missing jet insert.
5. Unable to located whirlpool GFCI.

**Recommend licensed plumber for repairs.**



Loose tub faucet, stiff cold water valve and hot valve will not turn off.



Missing jet insert.

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

I	NI	NP	D	Inspection Item
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## V. APPLIANCES

### ☒ ☐ ☐ ☒ A. Dishwasher

Comments: The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

- |   |
|---|
| 1. Dishwasher drain hose does not create a high loop. Recommend re-routing dishwasher drain hose to create high loop and prevent cross contamination. |
|---|



Dishwasher drain hose does not create a high loop.

### ☒ ☐ ☐ ☒ A. Food Waste Disposer

Comments: The inspection covers the splashguard, grinding components, and exterior.

- |                             |
|-----------------------------|
| 1. Missing romex connector. |
|-----------------------------|



Missing romex connector.



Example

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

I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☐ **B. Range Hood and Exhaust Systems**

Comments: The inspection covers the filter, vent pipe, and switches as well as operate the blower

Vent      ☒ Recirculates      ☐ Vents to Exterior

☒ ☐ ☐ ☐ **C. Ranges / Ovens / Cooktops**

Comments: The inspection of the range / oven / cooktops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts.

Type of Range	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Type of Oven	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Gas Shut Off Valve	<input type="checkbox"/> Present	<input type="checkbox"/> Accessible	<input type="checkbox"/> Not Present and/or Observable
Branch Line	<input type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	<input type="checkbox"/>
Oven Temperature when set at 350°		350°	

☒ ☐ ☐ ☒ **D. Microwave Cooking Equipment**

Comments: The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.

1. Microwave trim ring is loose.

☒ ☐ ☐ ☐ **E. Bathroom Exhaust Fans and/or Heaters**

Comments: The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Note: TREC standards of practice call for the exhaust fan pipes to be vented outside. This is a code adopted by the 2000 IRC energy code. Houses built before 2000 vent into the attic.

☒ ☐ ☐ ☐ **F. Garage Door Operators**

Comments: The inspection will cover the condition and operation of the garage door operator.

The garage door is reversing by pressure.

TREC standards of practice call for the garage door locks to be disabled or removed when automatic openers are installed

☒ ☐ ☐ ☒ **G. Dryer Exhaust Systems**

Comments:

1. Lint built up in attic and around where dryer vent connects to roof vent. Recommend cleaning dryer vent.

I = Inspected

NI = Not Inspected

NP = Not Present

D= Deficient

I NI NP D

Inspection Item



Lint built up in dryer vent.

☒ ☐ ☐ ☒ I. Other

Comments:

1. Front entry gate not functioning at the time of the inspection.

## VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

### Landscape Irrigation (Sprinkler) Systems

Comments: The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves, function of the shut off valves, isolation valves, or backflow preventers.

☐ Anti Siphon Valve(s) Present

☒ Back Flow Preventers Present

☒ Shut Off Valve(s) Present

Number of Zones 10 zones

Areas of non coverage

Rain sensor no

1. Zone 5 has low pressure.

2. Zone 8 has low pressure.