



## PROPERTY INSPECTION REPORT

Prepared For:

██████████

(Name of Client)

Concerning:

██████████ Carnation Street, Prosper, TX 75078

(Address or Other Identification of Inspected Property)

By:

Robert Taylor / 3619

(Name and License Number of Inspector)

01/14/2021

(Date)

(Name, License Number of Sponsoring Inspector)

### 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.

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

## Report Identification:

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, 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; and
- lack of electrical bonding and grounding.
- 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.

**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.**

Report Identification:

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Inspection Time: 1:00 PM

Weather: Clear Sky

Temp: Avg. 60 degrees F

Realty Co:

Agent: [REDACTED]

Structure Type: Single Family Single Story

Status: Vacant, New Home

Who Is Present: Buyer

Directional reference the dwelling faces: South

- Mechanical & Structural
- Pier & Beam
- WDI (Termite)
- Sprinkler
- Pool
- Spa
- Gas Service Present
- Outbuilding
- Mold Test Kit

**This Is Your Receipt**

Fee: \$ [REDACTED]

Paid By: Credit Card

Received: *Robert W. Taylor*

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**NOTE** -There Are Some Internet Links in the report which will connect to helpful information. 1] must be connected to internet 2] position the cursor over <http://address> and select Control and Click

**IMPORTANT** - This Report is Not Valid without the signed, separate, INSPECTION AGREEMENT. The contract agreement has been signed/confirmed on our website.

PROPERTY DESCRIPTION: Single family residence, 2300 SF, constructed in 2021

Highlighting of this Report Is intended to aid in pointing out specific items that may be of importance. There may be some highlighting that did not occur or highlighting that is unintentional. Ultimately the Client must read the entire report and draw their own conclusions. –

**BOLD** an attempt to identify some areas of importance in the report.

**RED** an attempt to flag some important safety issues.

[X] an effort to denote deficiencies within the written report.



Report Identification: [REDACTED]

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

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

A. Foundations

Type of Foundation(s): Slab-On-Grade

Comments:

Notice: This report does not predict future movements, repair potentials or past repair histories.

This structure has no visual evidence of any significant movement, shifting or differential settlement at the time of this inspection.

B. Grading and Drainage

*Comments:*

The following is a very helpful link regrading foundation care - <https://aplusinspection.net/foundation-watering/>

Underground drainage system was observed at the back yard and property lines. I do not inspect underground drainage. However I can visually see the following :

The back yard is uneven at the swale . . . not all water may enter the drain and there may be some standing water after it rains. Review this condition during & after a rain.

Properly line drain is above the low point of the swale at the east elevation. Water runoff will bypass the drain.



The drain cover is above the lawn at the west side of the garage.



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C. **Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Shingle 30 Year

*Viewed From:* Walked On Roof

*Comments:*

Random Sampling of Material Reveals: Cold & Brittle - Unable to separate shingles without causing damage to the material (this is common). From within the attic I could see NAIL fasteners coming through the roof deck

Roof appears to be in good condition. General photos from top of roof



D. **Roof Structure and Attics**

*Viewed From:*

Garage - Entered attic and performed a visual inspection. Observations made from floored areas. General attic photos –



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Inspection Item

Approximate Average Depth of Insulation: 14"

Comments:

Notice: All attics have viewing limitations, tight niches and angles. Dense insulation and/or low roofs and ducting may prevent safe entry beyond decked areas.

RADIANT BARRIER:

The roof decking is radiant barrier which reduces attic temperatures approximately 15 degrees.

ATTIC OTHER:

There are some building finish materials stored in the attic space. Paint products need to be moved to a climate controlled space.



E. **Walls (Interior and Exterior)**  
Comments:

F. **Ceilings and Floors**  
Comments:

G. **Doors (Interior and Exterior)**  
Comments:

[X] FIRESTOP GARAGE WALLS

House to garage door need to increase hinge tension to close the door on its own to provide a fire wall.

[X] EXTERIOR DOORS

Exterior doors advise to seal along edge of threshold and base of door jambs.  
Patio door realign the deadbolt strike plate.

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**H. Windows**

Comments:

Windows:

There is noticeable resistance in the window operation at the SE bedroom and SW bedroom.

Screens:

Screens have not been installed.

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

Comments:

**J. Fireplace and Chimneys**

Comments:

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

Comments:

The patio cover is good

**L. Other**

Comments:

Other **OBSERVATIONS**

The following observations about the property, are not considered to be a part of the inspection, but noted for your general information.

**INTERIOR**

The garage floor color is inconsistent, there may have been some oil or other chemical on the finished surface.



Kitchen nook light fixture does not hang level.

The main entry light fixtures need to be adjusted/leveled slightly.

The light fixture above the left master bath sink needs to be leveled

Light fixture above the hall bath sink needs leveling

I suggest that the low voltage wiring for the safety beam at the garage door be secured to the wall or wood trim (out of the way).

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Inspection Item

EXTERIOR

Unsecured lag screw at the east yard gate.



Water will collect along the north edge of the electric transformer.



There is a space approximately 4 inches wide between the fence and landscape retaining wall at the northwest corner of the lot.



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Inspection Item

The front park strip sod does not blend at the SE corner of the lot.



The front park strip sod does is uneven and needs attention at the SW corner around the water meter and along the west side of the driveway.



The sod along the side yards needs time to grow-in during spring. Overall the property line sod is uneven at this time.

Damaged entry walk along the planter edge.



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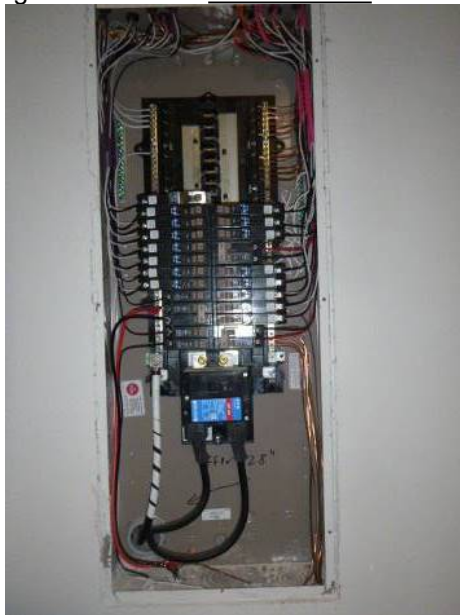
I	NI	NP	D	Inspection Item
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## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels

Comments:

Service line Underground Lateral / Main breaker: 200 AMP / Panel Location: Garage



### AFCI - Arc-Fault Circuit Breakers or Devices –

For MORE Information on AFCI see [www.aplusinspection.net](http://www.aplusinspection.net) Tab “Useful Info” Arc Fault Circuit.

Is present and appears to be in compliance with the current electrical code.

AFCI circuit breakers were tripped and reset today and they appear to work correctly.

[X] GFCI breaker #19 has red alert light remains on? Review with the electrician.



[X] The panel door latch does not engage (hold the door closed)

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

Type of Wiring: Copper  
Comments:

**Carbon Monoxide Detection**

For Your Information - **Under current building standards** (this varies with jurisdiction) CO equipment is hard wired with a battery backup. Usually there is one per each level and they are interconnected to smoke alarms.

Yes - CO detector(s) present.

**Smoke Alarms**

For Your Information – **Under current building standards** one detector is required at each level and one at each bedroom in addition to those in hallways leading to bedrooms. Alarms are hard wired with a battery backup. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Smoke alarms are working.

**GFCI (ground fault circuit interrupter)**

GFCI meets the current standards; which also includes the laundry, the dishwasher, the disposal, the refrigerator, all outlets in the garage including the power garage door operator .

**C. Doorbell and Chimes**

Comments:

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Central Air

Energy Sources: Gas

Comments:

Gas furnace flame pattern appears normal, operation appears to be good.



B. Cooling Equipment

Type of Systems: Conventional

Comments:

*Considering a simple rule of thumb on pre 2005 homes that one ton will cover every 400 SF for vaulted ceilings and 500 SF for 8 foot high ceilings.*

*More recent homes have many energy saving factors i.e. radiant barrier, higher R-Value insulation installed in the attic and more efficient equipment which now requires energy calculations to properly assess the correct sizing for the HVAC equipment to be installed in the home.*

*[Note - temperature differential optimum reading 18 to 20 degrees, 14 & less is deficient.]*

Whole House Zone. Temperature differential [ 19 degrees]. AC system(s) are operational, differential readings are good. Outside ambient temperature is low to obtain valid differential readings.

Condensate Drains: Good

Condenser Coil: Mfg. Date: 2020 / Size: 4 tons / R410-A



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C. Duct System, Chases, and Vents

Comments:

The filter is located in the attic at the return air side of the HVAC equip. / size is 20x25x1. Or 20x25x4

Filter compartment(s) can handle a wide filter. Make sure you measure the size and width before ordering.

[X] Air filter is dirty and needs to be changed.

NOTE regarding the installation of the air ducts - Avoid 90 degree bends and or excessive bends in the duct run. Support should be provided a minimum of every five feet, should not cut into the ducting, and should be a minimum of 1½ inches wide. Many installers use a shield 4 to 6 inches wide to keep straps from cutting into the duct and reducing air flow.

There are a few nearly 90 degree bends in this system. It remains to be seen how the air distribution (balance between rooms) will be once you move in.



There is a Broan FIN-180P Fresh Air Ventilation System.

<https://www.broan-nutone.com/en-us/product/freshairsystems/fin-180p>



Spec-Sheet-FIN-180  
P-FIN-180P-HW.pdf



It has an internal filter that will need to be cleaned periodically. Locate the operation manual and skim the operation for programming and maintenance information.

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Inspection Item

#### IV. PLUMBING SYSTEM

- A. Water Supply System and Fixtures

Location of water meter: between the sidewalk and curb.

[X] Other Comments: Need to clean the meter dial and replace the broken lens protective cover.



Damaged lens cover

Location of main water supply valve: At the water meter.

Alternate shut off valve at: Garage interior



Static water pressure reading: 70 PSI, water pressure, falls within acceptable range.

Comments:

Exclusion: Shut Off Valves for water line behind a refrigerator, visible or not, IS NOT TURNED OR OPERATED since it is common for these type of valves to drip or not reseal after opening long after the inspector has left the property.

#### GAS LINE DISCLAIMER -

Notice - Gas lines and meters are checked for the obvious smell of gas at the visible connection of the equipment or appliance. The majority of the gas supply pipes are not visible. Complete testing of gas lines requires disconnection from the meter, dismantling the line and performing a pressure check with special equipment. This is beyond the scope of this inspection.

NO gas odor detected at appliance connections or otherwise.

Laundry Dryer Connection Is: Electric

Washer & dryer are present, unable to check utility lines.

Exterior Faucets -

Good.

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Kitchen Sink –  
Good.

Bathroom Master –  
Good

Bathroom Bed –  
Good

Bathroom Hall –  
Good

**B. Drains, Wastes, and Vents**  
Comments:

**C. Water Heating Equipment**  
Comments:  
*Energy Sources:* Gas & Electric / *Capacity:* Tankless Water Heater. / *Location:* East Exterior Wall

The operation appears to be normal.



**D. Hydro-Massage Therapy Equipment**  
Comments:

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## V. APPLIANCES

- A. Dishwashers**  
Comments:  
Notice - The lower panel is not removed for inspection.  
  
[X] The door operation squeaks when raised and lowered.
  
- B. Food Waste Disposers**  
Comments:
  
- C. Range Hood and Exhaust Systems**  
Comments:  
Is ducted to the exterior through side wall.
  
- D. Ranges, Cooktops, and Ovens**  
Comments:  
Notice - If present delay timers and self cleaning mode are not tested.  
  
Gas Cooktop:  
Operation Good  
  
Electric Oven:  
The oven calibration is 360 degrees when set to 350 degrees.  
Oven temperature calibration is off but falls within the state guidelines of + or - 25 degrees.  
Operation is good.
  
- E. Microwave Ovens**  
Comments:  
Notice - Not checked for radiation leaks. Thermometer probes are not tested.
  
- F. Mechanical Exhaust Vents and Bathroom Heaters**  
Comments:

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**G. Garage Door Operators**

Comments:

Notice - door is operated by the wall mounted control buttons only (remote controls are not tested).

[X] Need to complete the painting of the bottom cut edge of the door jambs.



[X] Garage auto door(s) suggest reduce tension on door in closed position so that it does not strain the operator or apply to much tension to the connection point on the door. Presently the operator track is bowed when the door is shut.

**H. Dryer Exhaust Systems**

Comments:

Notice - Is limited to the visible components.

**I. Other**

Comments:

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## VI. OPTIONAL SYSTEMS

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

Comments:

Stations available 12. Number of stations in use 9.

*Stations not mentioned did not require further comment.*

[X] Station #3 exposed drip irrigation line along the kitchen and garage. The line in this photo passed over the top of a sprinkler head.



[X] Station #6 one nozzle appears to be damaged at the north side of the master bedroom . . . it sprays the fence and patio.

[X] Station #7 heads need to be set upright for proper coverage

Full coverage surrounding home.

[X] Moisture/freeze guard sensor needs to be positioned properly to function accurately.



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

**C. Outbuildings:**

**D. Private Water Wells** (A coliform analysis is recommended)

**E. Private Sewage Disposal (Septic) Systems**

**F. Other**

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The following are limitations to the Inspection as written by the TREC Texas Real Estate Commission Chapter 535 General Provisions Subchapter R. Real Estate Inspectors 535.227-535.233 Standards of Practice.

For the complete Standards of Practice visit (<http://www.trec.state.tx.us>). Or my website <http://aplusinspection.net/what-a-home-inspection-includes.html> what we inspect.

The following extractions are intended to provide clarity to some of the limitations of the Inspection Service.

### Structural

#### Grading and Drainage

TREC Standards of Practice Page 7 - The Inspector is not required to determine the efficiency or performance of underground or surface drainage systems.

#### Roof Covering Materials

TREC Standards of Practice Page 7 & 8 - The Inspector is not required to: (A) determine the remaining life expectancy of the roof covering; (B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the Inspector cannot safely reach or stay on the roof. or significant damage to the roof covering materials may result from walking on the roof; (C) determine the number of layers of roof covering material; (D) identify latent hail damage; (E) exhaustively examine all fasteners and adhesion, or (F) provide an exhaustive list of locations of deficiencies and water penetrations.

#### Roof Structure and Attics

TREC Standards of Practice Page 8 - The Inspector is not required to (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; (B) operate powered ventilators; or (C) provide an exhaustive list of locations of deficiencies and water penetrations.

#### Walls (Interior and Exterior)

TREC Standards of Practice Page 8 INTERIOR -(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or (B) provide an exhaustive list of locations of deficiencies and water penetrations.

EXTERIOR The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or (C) operate a lock if the key is not available.

#### Ceilings and Floors

TREC Standards of Practice Page 8 & 9 - The Inspector is not required to (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or (C) operate a lock if the key is not available. (D) provide an exhaustive list of locations of deficiencies and water penetrations.

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Windows

TREC Standards of Practice Page 9 - The Inspector is not required to (A) exhaustively inspect insulated windows for evidence of broken seals; (B) exhaustively inspect glazing for identifying labels; or (C) identify specific locations of damage.

Fireplace and Chimneys

TREC Standards of Practice Page 9 - The Inspector is not required to (A) verify the integrity of the flue; (B) perform a chimney smoke test; or (C) determine the adequacy of the draft.

Porches, Balconies, Decks, and Carports

TREC Standards of Practice Page 9 - The Inspector is not required to detached buildings, decks, docks, fences, or waterfront structures or equipment;

Roof Structure and Attics

**Electrical**

Service Entrance and Panels

TREC Standards of Practice Page 10 - The Inspector is not required to (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; (8) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; (C) conduct voltage drop calculations; (D) determine the accuracy of overcurrent device labeling; (E) remove covers where hazardous as judged by the inspector; (F) verify the effectiveness of overcurrent devices; or (G) operate overcurrent devices.

Branch Circuits, Connected Devices, and Fixtures

TREC Standards of Practice Page 11 - The Inspector is not required to (A) inspect low voltage wiring; (6) disassemble mechanical appliances; (e) verify the effectiveness of smoke alarms; (D) verify interconnectivity of smoke alarms; (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (F) verify that smoke alarms are suitable for the hearing-impaired; (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

**Heat & Air**

TREC Standards of Practice Page 12 & 13 - The Inspector is not required to (1) program digital thermostats or controls; (2) inspect: (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; (B) winterized or decommissioned equipment; or (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; (3) operate: (A) setback features on thermostats or controls; (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees; (4) verify: (A) compatibility of components; (C) the accuracy of thermostats; or (D) the integrity of the heat exchanger; or (5) determine: (A) sizing, efficiency, or adequacy of the system; (B) balanced air flow of the conditioned air to the various parts of the building; or (C) types of materials contained in insulation.

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## Plumbing

### Water Supply System and Fixtures

TREC Standards of Practice Page 13 - The Inspector is not required to (A) operate any main, branch, or shut-off valves; (B) operate or inspect sump pumps or waste ejector pumps; (C) verify the performance of: (I) the bathtub overflow; (ii) clothes washing machine drains or hose bibbs; or (iii) floor drains; (4) inspect: (A) any system that has been winterized, shut down or otherwise secured; (B) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (C) inaccessible gas supply system components for leaks; (D) for sewer clean-outs; or (E) for the presence or performance of private sewage disposal systems; or (5) determine: (A) quality, potability, or volume of the water supply; or (B) effectiveness of backflow or anti-siphon devices.

### Water Heating Equipment

TREC Standards of Practice Page 14 - The Inspector is not required to (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or (C) determine the efficiency or adequacy of the unit.

## Appliances

TREC Standards of Practice Page 15 - The Inspector is not required to (1) operate or determine the condition of other auxiliary components of inspected items; (2) test for microwave oven radiation leaks; (3) inspect self-cleaning functions; (4) disassemble appliances; (5) determine the adequacy of venting systems; or (6) determine proper routing and lengths of duct systems.

## Optional Systems

### Swimming Pools, Spas, Hot Tubs, and Equipment

TREC Standards of Practice Page 16 & 17 - The Inspector is not required to (i) disassemble filters or dismantle or otherwise open any components or lines; (ii) operate valves; (iii) uncover or excavate any lines or concealed components of the system; (iv) fill the pool, spa, or hot tub with water; (v) inspect any system that has been winterized, shut down, or otherwise secured; (vi) determine the presence of sub-surface water tables; (vii) determine the effectiveness of entrapment covers; (viii) determine the presence of pool shell or sub-surface leaks; or (ix) inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

### Landscape Irrigation (Sprinkler) Systems

TREC Standards of Practice Page 16 - The Inspector is not required to for effective coverage of the irrigation system; (ii) the automatic function of the controller; (iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or (iv) sizing and effectiveness of backflow prevention device.

Report Identification: [REDACTED]

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Inspection Item

## ADDENDUM: REPORT SUMMARY

*For your convenience, the following items have been selected for the Summary Addendum in an attempt to help organize deficiencies by categories. The Client agrees that the inspector is not responsible for Omissions that may occur in the Report Summary. The Client understands that it is their responsibility to read the body of the report thoroughly and to not rely on this summary when making decisions on the home purchase.*

**Code Changes:** neither a buyer or seller are required to bring the home up to current code practices.

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### Structural

#### Grading & Drainage

Underground drainage system was observed at the back yard and property lines. I do not inspect underground drainage. However I can visually see the following :

The back yard is uneven at the swale . . . not all water may enter the drain and there may be some standing water after it rains. Review this condition during & after a rain.

Properly line drain is above the low point of the swale at the east elevation. Water runoff will bypass the drain.

The drain cover is above the lawn at the west side of the garage.

#### Doors (Interior and Exterior)

##### [X] FIRESTOP GARAGE WALLS

House to garage door need to increase hinge tension to close the door on its own to provide a fire wall.

##### [X] EXTERIOR DOORS

Exterior doors advise to seal along edge of threshold and base of door jambs.

Patio door realign the deadbolt strike plate.

#### Windows

##### [X] Windows:

There is noticeable resistance in the window operation at the SE bedroom and SW bedroom.

##### [X] Screens:

Screens have not been installed.



Report Identification: [REDACTED]

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

I	NI	NP	D	Inspection Item
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### Appliances

Dishwashers

[X] The door operation squeaks when raised and lowered.

Electric Oven:

The oven calibration is 360 degrees when set to 350 degrees.

Oven temperature calibration is off but falls within the state guidelines of + or - 25 degrees.

Garage Door Operators

Notice - door is operated by the wall mounted control buttons only (remote controls are not tested).

[X] Need to complete the painting of the bottom cut edge of the door jambs.

[X] Garage auto door(s) suggest reduce tension on door in closed position so that it does not strain the operator or apply to much tension to the connection point on the door. Presently the operator track is bowed when the door is shut.

### Optional Systems

Landscape Irrigation (Sprinkler) Systems

[X] Station #3 exposed drip irrigation line along the kitchen and garage. The line in this photo passed over the top of a sprinkler head.

[X] Station #6 one nozzle appears to be damaged at the north side of the master bedroom . . . it sprays the fence and patio.

[X] Station #7 heads need to be set upright for proper coverage

[X] Moisture/freeze guard sensor needs to be positioned properly to function accurately.