ALAMO CITY HOME INSPECTIONS
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HOME INSPECTION REPORT

13231 Lorena Ochoa
San Antonio, TX 78221

Inspector
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PROPERTY INSPECTION REPORT FORM

Rafael and Noemi Ramirez	03/26/2025 10:00 am
Name of Client	*Date of Inspection*
13231 Lorena Ochoa, San Antonio, TX 78221	
Address of Inspected Property	
Christopher Caulk	10590
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional Info:
NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

Pictures included in this report are a sampling of areas that are of concern, pictures are not meant to be all-inclusive, nor are they an exhaustive representation of every possible problem area. This report shall supersede any written or verbal conversations, comments, and/or reports that were provided prior to providing this written report.

CSST or corrugated stainless steel tubing is sometimes used as supply lines for gas appliances such as ovens, fireplaces, water heaters, and furnaces. CSST requires proper bonding of at least # 6 AWG conductors or larger. Sometimes these bonding conductors and clamps are not visible or accessible to the inspector. The mere presence of corrugated stainless-steel tubing (CSST) is not, in itself, required to be reported as a deficiency, nor are inspectors required to notify the client of the litigation history. The local code enforcement agency may also not require or enforce this code concerning the bonding of CSST gas lines now or when the house was constructed. Therefore, the inspector recommends that a licensed electrician examine the entire electrical distribution systems including but not limited to, the distribution panels, main feeders, branch circuits, proper bonding including but not limited to CSST gas lines, and all attached devices, and give the client a second opinion.

THE INSPECTION AGREEMENT AND REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND! THE INSPECTION WILL NOT INVOLVE ANY DESTRUCTIVE TESTING OR DISMANTLING! THE INSPECTION REPORT IS NOT VALID WITHOUT A SIGNED AND DATED SERVICE AGREEMENT AND IS NOT VALID UNTIL PAYMENT IS RECEIVED AND CLEARED BY A FINANCIAL INSTITUTION AND IS NOT TRANSFERABLE!

Mold/Mildew investigations are NOT included in this report; it is beyond the scope of this inspection at the present time. For any reference to water, or moisture intrusion is recommended that a professional investigation be obtained.

Throughout this report, the term "right", "left", "front", and "back" are used to describe the location of an item as viewed facing the front door of the home from the outside.

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 to the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that repairs have been made.

In accordance with the terms of the contract, THE EVALUATION OF THE MAINTENANCE AND REPAIRS RECOMMENDATIONS THAT WE MAKE IN THE REPORT SHOULD BE COMPLETED DURING YOUR INSPECTION CONTINGENCY PERIOD by licensed specialists or other qualified professionals in their respective fields. The evaluation of defects may reveal additional defects that were not visible at the time of inspection or were outside the scope of the inspection to determine. These professionals may recommend repairs, upgrades, or replacements that could affect your evaluation of the property. We recommend obtaining user manuals, receipts, invoices, and warranty information for all recent or future repairs and upgrades.

Property conditions change with time and use. For example, mechanical devices can fail at any time, and 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. You should hire a licensed inspector to perform an inspection to meet your specific needs and provide you with current information concerning this property.

Using your Report:

THERE ARE 2 VERSIONS OF THE REPORT. AN ONLINE HTML VERSION AND A PDF VERSION. VIEWING THE PDF WITH ADOBE PRODUCTS ALLOWS CLICKING ONCE ON A PHOTO TO ENLARGE IT AND ONCE ON A VIDEO TO PLAY IT.

COLOR CODE KEY:

Repair Priority: Low-mediun (BLUE)

Maintenance, Monitor, Cosmetic

Observations regarding deficiencies that are less significant or discretionary. Further evaluation or correction may be required to prevent (further) damage or safety issues. Maintain, improve, or repair as needed by qualified professionals.

Repair Priority: Mediun-high (ORANGE)

Repair/Evaluation

Observations regarding components that should be considered for evaluation, repair, and or upgrading to meet current building and/or safety standards.

Repair Priority: High (RED)

Safety/Structural

Observations of significantly deficient components, safety issues, or conditions that should have a prompt evaluation, repair, or replacement. Contacting a licensed contractor or other qualified professional is recommended to evaluate the component or system to determine if other defects exist and perform repairs as needed.

In Attendance: Buyer
Occupancy: Vacant
Type of Building: Single Family
Temperature (approximate): 76 Fahrenheit (F)
Weather Conditions: Cloudy, Light Rain
Inspections Provided by this Inspector: Home Inspection

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

Inspection Method: Visual -
This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 03/26/2025.
The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Buyers Notice:
Keep in mind, as noted this report will have many items in it and they may be marked deficient.

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

Home Owner Suggestions:
Congratulations on your new home.

There are a few items which will be beneficial to homeownership you may consider buying to help you with maintenance and repairs over time.

Ladders: A step stool and a 6'-8' ladder will be good to have for reaching light bulbs and ceiling mounted air filters.

Tool kit, level, tape measure, Vice Grips, Channel Locks, hammer.

Shovel, rake, and other garden tools

A water hose and extension cords.

Shop-Vac

Here is a link that has pretty much everything in it to get you started on the essentials.

☒ ☐ ☐ ☐ **A. Foundations**
Foundation Type: Slab-on-Grade
Parge Coat:
Most of the slab was not directly visible due to floor coverings. A parge coat covered the foundation exterior surface. Parge coats are layers of mortar-like material applied with a trowel and designed to harden the cove and protect the exterior surface of the foundation wall.

Foundation Statement:

Buyers Advisory Notice:
These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools, and/or equipment. Therefore, the opinions expressed are of apparent conditions and not absolute fact and are only good on Date Inspected.

Foundation Performing OK:
Written Opinoin:

As of the time of this inspection, the subject property does not exhibit any evidence of major foundation deformities or excessive settlement distress conditions. It is this inspector's opinion that the foundation is not suggestive of conditions requiring foundation repairs at this time. The foundation was functioning and supporting the structure at the time of the inspection. No evidence of significant distress was observed.

Crawlspace Location : N/A
Statement:
The inspection of foundations is a visual inspection and no specialized tools or testing was used to detect or diagnose foundation issues. The inspector will alert you of observations that may indicate serious structural settlement issues.

Settling of a home foundation is a natural occurrence of the home sinking into the ground and is normal. Settling is normal and the majority of the settlement usually takes place in the first 2-5 years after the home is built. Small cracks in concrete slabs and footings are normal as the concrete dries, shrinks, and settles. Raised foundations with wood floor systems supported by wood posts and concrete piers or CMU and concrete walls or columns can be expected to settle. Small cracks are common in walls and ceilings. Small cracks in concrete slabs, walls, and ceilings typically do not indicate serious structural problems. If you desire a comprehensive and conclusive evaluation of the structure and foundation, contact a qualified engineer.

Most of the slab was not directly visible due to floor coverings. A parge coat covered the foundation exterior surface. Parge coats are layers of mortar-like material applied with a trowel and designed to harden, cover, and protect the exterior surface of the foundation wall.

Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the foundation at the time of the inspection. Further performance of the structure cannot be predicted or warranted.

The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component, or member.

Note: (For your information, general conditions noted below are provided to the client for a better understanding of the inspection of homes in general and present-day building standards. These conditions may or may not be present but could violate today's building standards or were common practices at the time of the construction of the home.)

The inspector is not required to enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high. Weather conditions, drainage, leakage, and other adverse factors are able to affect the structure, and differential movements are likely to occur. The inspector's opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. The future performance of the structure cannot be predicted or warranted.

Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance is important to all types of foundations due to the expansion nature of the area's load-bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement- cracking in all but the most severe cases. It is important to note; this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing

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I	NI	NP	D

systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, the client is advised to consult with a Structural Engineer who can isolate and identify causes and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

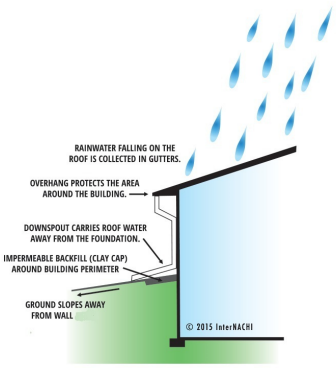
We recommend contacting a qualified contractor to evaluate defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

First Impression:
This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer.

This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

☒ ☐ ☐ ☒ **B. Grading & Drainage**

No Gutters:
The home had no roof drainage system to channel roof drainage away from the foundation. Elevated moisture levels in the soil near the foundation can affect the ability of the soil to support the weight of the structure above and can cause problems related to soil/foundation movement. The Inspector recommends the installation of a roof drainage system to help protect the home structure.



:
The ground should slope away from the home a minimum of six inches for a distance of at least ten feet from the foundation.

FYI: Ideal drainage is stated to be six inches of drop in the first ten feet from the base of the slab. This is rarely found except in new construction and even then these standards are sometimes not met. Note: (For your information, general conditions noted below are provided to the client for a better understanding of the inspection of homes in general and present-day building standards. These conditions may or may not be present but could violate today's building standards or were common practices at the time of the construction of the home.)
Today's standards are 6" of fall away from the foundation within the first 10'. The following conditions can

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I	NI	NP	D

influence or damage the foundation and various other components of the building (i.e. slab, walls, roof, plumbing, etc.) via soil movement, mechanical damage, and or water penetration. Soil movement and its influence are generally considered to be perpetual in nature. Foliage (i.e. trees, bushes, and vines) can result in uneven moisture distribution around the foundation, and root systems can potentially affect the foundation. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Inspector is not required to determine the performance of underground or surface drainage systems.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

Water Course Disclaimer:
Comment on the nearby watercourse is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection

1: Improper slope - OK
Blue

Although there is not the proper 6" drop within 10' of the slab around certain areas of the structure. Indications are that the water is flowing away from the structure and no immediate issues were noted, recommend monitoring and correcting the slope as needed.

Recommendation: Contact a qualified grading contractor.

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Method of Evaluation: Walked Roof -
We attempt to inspect the roof from various locations from the ground and, if possible, accessing the rooftop using a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof-Covering Materials: 3-Tab Shingles
Newer roof:
This roof appeared to be fairly new and we recommend that all warranties and paperwork associated with the roof covering material, labor, and warranties be transferred into your name prior to taking possession of the home.

Maintenance :

Roofs require maintenance. For the roof system to last as long as possible it is recommended to have regular maintenance completed on the roof (i.e. clean debris, clean roof, repair broken tiles as necessary, repair mortar as necessary, etc).

Statement:
Although the Inspector inspects the roof to the best of threre ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing, and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

The inspector is a generalist and not a certified roofer and there may be areas of the roof covering that may not be visible. This may be due to the slope and height of the roof and/or weather conditions. Signs of hail damage may not be visible at the time of inspection. The inspector recommends that the client contact a certified roofer for further evaluation or repairs if they have any concerns. The decision to walk on the roof is a decision made by the inspector based upon conditions and the type of roof covering, and safety issues such as height, condition, roof angle, and the weather. An inspector is not required by TREC to walk on the roof if it is deemed unsafe and a visual inspection will be performed.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

Underlayment not Visible:
The underlayment below the roofing system was not visible. The condition of the underlayment cannot be determined as the roofing material covers the underlayment.

No immediate deficiency:
No immediate evidence of a deficiency was observed.

Flashings, Penetrations, Components:
Some elements of the roof surface, such as flashing, valleys, and overlaps, may be partially or completely obscured due to the design of the roof.

Roof limitations:
The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by qualified professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.The following factors affect the lifespan of roof covering materials:
1. Roofing material quality: Higher quality materials, will of course, last longer.
2. Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
3. Structure orientation: Southern facing roofs will have shorter lifespans.
4. Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. We will inspect the roof to the best of our ability, but confirming proper fastening, use, and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

High Maintenance:
There was an area of high maintenance on the roof (i.e. valley, cricket, overhang) that may need to be cleaned and serviced regularly. If not maintained damage and deterioration may occur, leading to leaks.

Manually seal closed cut valley :
Recommend Manuel ceiling of shingles in the closed cut valley to prevent wind blow off. The shingles lift easily as there is no adhesive in this location.

☒ ☐ ☐ ☐ **D. Roof Structure and Attic**

Attic Access Location: Garage
Attic Ventilation Type: Soffit, Ridge
Type of Insulation: Blown in
Depth of Insulation: 10-12 inches -
Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes. Any notable deficiencies or exceptions will be listed in this report.

No immediate deficiency:
No immediate evidence of a deficiency was observed.

:
The inspector is not required to enter attics or unfinished spaces that are considered unsafe by the inspector or where openings are less than 22 inches by 30 inches or headroom is less than 30 inches and or large enough to remove any mechanical equipment possible located in the attic.
Scuttle entrances should be insulated and weather-stripped.
The light fixture switch should be accessible prior to entering the attic and within 24 inches of the top of the stairs.
No electrical wires within 6 feet of the attic access.
Pathway to any mechanical devices located in the attic should have a pathway minimum of 22 inches and a 30-inch by 30-inch workplace in front of the mechanical device.
Attic spaces are not typically designed or rated for personal storage.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

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

Exterior Wall-Covering Material: Fiber Cement, Brick -
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weather-tightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Homeowner's Responsibility:
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

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I	NI	NP	D

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Interior Walls Material: Drywall -
We may not comment on minor cracks. Many of these cracks are on the surface of the paint, caulk, drywall texture, drywall mud/spackle/putty, or drywall tape and are cosmetic. Any notable deficiencies or exceptions will be listed in this report.

:
NOTE: The inspector will not be responsible for identifying the presence of defective drywall also known as CHINESE DRYWALL. Inspecting for defective or contaminated drywall is not required in the Standards of Practice with the Texas Real Estate Commission and will NOT be reported in this inspection report.

Note: We are not required to inspect/report cosmetic damage or condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets, countertops, and window treatments.

The ideal property will have the ground around the foundation perimeter slope away at 6 in. over 10 ft. Effective wall flashing cannot be fully verified in this non-destructive inspection process.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

1: Loose Siding
Orange
The exterior siding was loose the home. Recommend all loose siding be refastened.

Recommendation: Contact a qualified siding specialist.


2: Seal gaps and holes in the siding
Orange
Seal all gaps and holes in brick or siding to help prevent moisture intrusion.

Recommendation: Contact a qualified professional.

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I	NI	NP	D

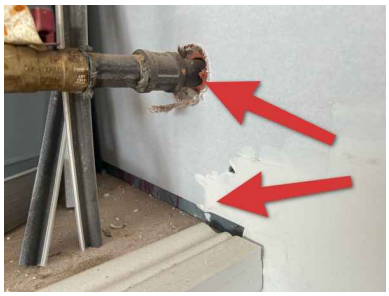


3: Hole in wall of garage

Red

There is a hole in the wall in the garage. All holes in the garage walls adjoining the living spaces should be patched to help keep the recommended fire barrier between the home and garage.

Recommendation: Contact a qualified drywall contractor.



4: Siding clearance

Orange

A clearance of 2 inches must be maintained between siding and trim products where they meet roofs, decks, paths, steps, driveways or any other solid surfaces. The front patio was designed to meet ADA requirements and the area was covered. We make no recommendations for repairs in this area.

Recommendation: Contact a qualified siding specialist.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Ceiling Materials: Drywall -

We may not comment on minor cracks. Many of these cracks are on the surface of the paint, caulk, drywall texture, drywall mud/spackle/putty, or drywall tape and are cosmetic. Any notable deficiencies or exceptions will be listed in this report.

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I	NI	NP	D

No immediate deficiency:
No immediate evidence of a deficiency was observed.

:
We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

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

:
Inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems.
Inspector is not required to operate a lock if the key is not available.

The inspector is not required to report cosmetic damage to the conditions of floors, walls, or ceiling covering; paints, stains, or other surface coatings, cabinets, or countertops.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

Garage door uneven contact:
The garage door makes uneven contact with concrete allowing daylight to enter. The garage door opener may alleviate this problem once installed by applying pressure in the closed position thus closing off the gap.

1: Air Gap
Blue
Garage
Air leakage was apparent at the time of the inspection. Methods used to prevent air leakage at doors typically include the installation of air sealant strips around door jambs and the installation of sweeps (a sweep is a rubber strip that attaches to the bottom of a door to seal the gap between the bottom of the door and the threshold). Homes without effective seals against air leakage at doors will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home with doors effectively weather-sealed. The Inspector recommends the replacement/installation of effective weather-stripping components as necessary.

Recommendation: Contact a handyman or DIY project

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I	NI	NP	D


☒ ☐ ☐ ☐ **H. Windows**

Windows: :

The windows were inspected by operating a representative number (we will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Window Types: Double pane, Vinyl

Flashing Limitations:

The visible flashings were inspected however, there are many areas where flashing is not visible at the time of inspection and can not be opined upon due to finishes covering terminations.

Windows should have Z-flashing at the top of them and should be visible under the window trim. Still, there are different methods of flashing windows that could not be seen such as seal tape or self-flashing windows that would only be visible before the wall cladding was installed.

:

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

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

Dwelling has no stairs to report:

The dwelling has no stairs to report.

☐ ☐ ☒ ☐ **J. Fireplace and Chimney**

Fireplace Locations: Not Present

Fireplace Type: Not Present

The dwelling has no fireplace to report:

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

Recommend Repair:

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

No immediate deficiency :

No immediate evidence of a deficiency was observed.

☐ ☐ ☐ ☐ **L. Other**

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Service Panel Location: Right Exterior
Subpanel Locations: Laundry Room
Panel Manufacturer: Square D
:

Information/Maintenance: For an effective earth ground if the client's electrician cannot demonstrate resistance to ground of 25 Ohms or less then an additional grounding electrode (rod type or other) is recommended to be installed not less than 6 feet apart. [ref: 1978 NEC 250-84 to current 2011 NEC 250.53(A)] Foundations placed upon plastic sheeting or vapor barriers are not considered to be in contact with the earth. [ref: 2011 NEC 250.52(A)(3) Note] It is not the inspectors' job to test for resistance.

Grounding and Bonding
Grounding: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete-encased electrodes, or some other grounding system. Low-resistance grounding is critical to the operation of lightning protection techniques. (Definition: National Electric Code, International Residential Code)

Bonding: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors: pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault. (Definition: National Electric Code, International Residential Code)

Service entrance and panels. The inspector shall report as Deficient, deficiencies in bonding and grounding. §535.229(a)(1)(G)(v) and §535.229(b)(1)(E)(iii)

§535.227(5) (A)(iii) Departure – An inspector may depart from the inspection of a component or system required by the standards of practice only if, in the reasonable judgment of the inspector, conditions exist that prevent inspection of an item.

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded.

The rod and pipe electrodes shall be installed such that at least 8' of length is in contact with the soil. The upper end of the electrodes shall be flush with or below ground except where the above-ground end and the grounding electrode conductor attachment are protected against physical damage.

Ground wire/rod / CWB could not be verified.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

Breaker(s) in Off Position:
I observed a breaker in the "off" position prior to inspecting the electrical panel. Recommend asking the homeowner what this breaker is connected to, and why it is off.

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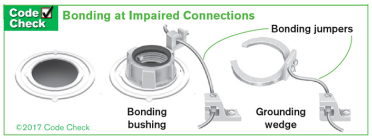
I	NI	NP	D

1: Bonding Clamp

Red

There was no bonding clamp on the metal conduit between the meter and the panel.

Recommendation: Contact a qualified electrical contractor.



2: Paint/texture

Orange

The interior of the panel was contaminated with paint/texture overspray.

Recommendation: Contact a qualified electrical contractor.

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

Type of Wiring: Copper

Exterior GFCI reset location. : Garage -

The location of the exterior GFCI.

Kitchen/laundry room GFCI rest location : Sub-panel

Bathroom GFCI rest location : Hall bathroom

:

Concealed connections of copper and aluminum wires / electrical components were not inspected.

This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions and any noted in § II. Electrical Systems Service Entrance and Panels above and make repairs and replacements as necessary.

Note: The inspector is a generalist and not a licensed electrician. The inspector recommends that a licensed electrician examine the entire electrical distribution system including but not limited to, the distribution panels, main feeders, branch circuits, and all attached devices and give the client a second opinion if the client has a concern. YTHI is not required to determine the service capacity amperage or voltage or the capacity of the electrical system relative to present or future use or determine the accuracy of breaker labeling. All white wires attached to breakers should be identified as hot conductors with black tape. The mere presence of corrugated stainless steel tubing (CSST) is not, in itself, required to be reported as a deficiency, nor are inspectors required to notify the client of the litigation history or the risks associated with CSST. CSST is sometimes used as supply lines for gas appliances such as ovens, fireplaces, water heaters, and furnaces. CSST requires proper bonding of at least # 6 AWG conductors or larger. Sometimes these bonding conductors and clamps are not visible or accessible to the inspector. Therefore, the inspector recommends that a licensed electrician inspect the entire electrical system and ensure that all CSST and gas lines are properly bonded.
Security alarm systems, intercom systems, and fire detection systems are not the subjects of this inspection.

Note that furnishings, etc. may limit access to outlets within an occupied property.

Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice.

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to a proper response to testing of switches and a representative number of electrical receptacles. Outlets and wall switches appear to be in working condition at the time of inspection.

The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 ��� 10 years after which the entire unit should be replaced. Manufacturers typically state that their devices should be replaced after 10 years.

Safety: The alarms should be tested regularly per the manufacturer's instructions; typically weekly. At a minimum, alarms should be tested per the National Fire Protection Association's recommendations; test every six months and replace batteries every year.

Note: Smoke alarms/heat sensors connected to alarm systems are not tested. Smoke alarms should be in every bedroom, adjacent areas to any bedroom, and hallways. Battery back portion of alarms if applicable are not checked or tested. If alarms are not safely accessible, Real State Commission Standards of Practice do not require the inspector to test. Also, smoke alarms may not be tested due to possible monitoring by a security company and testing by an inspector may trigger a false alarm, the inspector will not test smoke alarms. Recommend security alarm company be contacted to provide instructions for use and if smoke alarms are part of the security service these should be installed as per prevailing trade practices. Present-day safety standards require hard-wired (with battery backup) smoke alarms that are interconnected. Also, if the dwelling has a gas furnace, gas stove, gas fireplace, and gas water heater, recommend having carbon monoxide detectors.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

Many of the breakers were off :

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I	NI	NP	D

The breakers to the wet areas were in the Off position. This inspector did not reset the breakers. Not able to test wet area outlets.

1: No power
Orange

The test indicates an open circuit, no power. The dining area and common area outlets did not have power.This condition should be corrected by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



2: Seal exterior light
Orange

The exterior light was not sealed at the box and/or wall, recommend sealing to help prevent water entry into the box or wall.

Recommendation: Contact a qualified professional.


☐ ☐ ☐ ☐ **C. Other**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Homeowner's Responsibility:
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

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I	NI	NP	D

Type of Systems: Forced Air
Energy Sources: Gas
Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]
There is not any "fool proof" way to determine the future performance of any mechanical systems. All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. **We cannot see items that are behind walls, under floors, or otherwise concealed from view.**

Location: Located in Attic
Gas Off:
The heater was unable to be tested for functionality due to the gas being shut off at the time of inspection.

:
We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

☒ ☐ ☐ ☐ **B. Cooling Equipment**
Type of Systems: Electric
Location: Back Side Exterior
Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]
There is not any "fool proof" way to determine the future performance of any mechanical systems. All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. **We cannot see items that are behind walls, under floors, or otherwise concealed from view.**

Informational Note:
We recommend that as yard work and maintenance are done around the home you take a water hose and wash the coils of your condensing unit out to help keep dirt and debris from building up between the fins and obstructing airflow. Use a low-pressure shower setting on a spray wand so the fins aren't damaged while cleaning them.

AC data plate:
Ac data plate.

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

I	NI	NP	D

Secondary condensate line location: Front -
FYI: The secondary condensate line location.

Differential A/C Good: Differential between 15° & 22° -
Operation is checked at registers by measuring high/low-temperature differential. The differential should fall between 15° and 22° for proper cooling operation. It is recommended that all A/C and furnace units be evaluated by a licensed HVAC specialist- especially those that were manufactured 10 or more years ago.

The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

The home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of the inspection and there is no guarantee of future performance.

:
The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation against the manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15º F – 20º F drop between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: Construction Science Department, College of Architecture | Texas A&M University] The temperature differential is typically measured at the duct work as close to the evaporator as feasible.

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan, and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Inspection of home cooling systems typically includes a visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a licensed heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to the identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a licensed HVAC contractor.

We are not HVAC professionals. We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, or electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property because the hired professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

Older heating and air conditioning units may have an increased possibility of developing problems at any time and may have limited useful life remaining and the need for replacement may exist. The inspector is a generalist only and only visible components can be inspected. The inspector will not and is not required to

dismantle components or remove covers in order to perform the inspection. The inspector recommends that a licensed HVAC technician examine the entire climate control system and give the client a second opinion if there is a concern. Programmable digital thermostats and setback features on thermostats are not inspected. Accessories such as motorized dampers and electronic filters are not inspected. Inspection of ducts in crawl spaces or attics may be limited due to skirting, debris, storage, pests, rodents, and/or insufficient clearance.

Maintenance: This inspector recommends that the air conditioner's primary condensate drain lines be flushed of bacterial clogs by pouring a 1:4 mixture of vinegar and water through the line every month or so during the cooling season followed by 1 gal. of hot tap water.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

☒ ☐ ☐ ☐ **C. Duct system,Chases, and Vents**

Filter Location: At Air Handler

Fresh Air Intake :

There is a fresh air intake filtering system installed in the home. This device requires cleaning every 6 months per manufacturer specifications.

Disposable Filter:

There is a disposable filter installed. Disposable filters should be replaced every 30-90 days depending on the manufacturer's recommendations.

No immediate evidence of a deficiency was observed:

:

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

☐ ☐ ☐ ☐ **D. Other**

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Water Supply, Distribution System, and Fixtures**

Informational Note:

The condition and deficiencies (if any) with the **plumbing supply, distribution, and fixtures** were observed on the day of the inspection of this structure and are noted below.

Location of Water Meter: Front Curb

Location of Main Water Shut-Off: At Meter

Type of Water Supply Piping: PEX

Static Water Pressure Reading (picture): Water pressure was between 40-80 PSI - normal.

No immediate deficiency :

No immediate evidence of a deficiency was observed.

Plumbing Limitations:

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. **(we can not speculate on plumbing between walls, the drain pan in showers or other areas or components that are covered or concealed)** There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older homes and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you

understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

Recommend repair:
We are not professional plumbers. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Readily visible water supply and visible drain pipes are inspected. We look for active leaks, which is quite limited by our short time in the property. Water softeners and filter systems are not inspected.

The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include the time of day and demand on the system including the use of dishwasher, clothes washer, irrigation systems, etc. The acceptable pressure is between 40 and 80 psi.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

1: Water meter buried
Orange
The water meter enclosure was not installed and the pressure regulator enclosurewas full of soil. Recommend removing the soil to fully expose the water meter and main shutoff valve.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Informational Note:
The conditions and deficiencies (if any) with the **drains, waste, and vents** were observed on the day of the inspection of this structure and are noted below.

Type of Drain Piping Material: PVC
Functional Flow:
Water was run through all home drains for an extended period to determine if functional drainage was occurring. Unless otherwise noted in this report, no hindered drainage was present at the time of inspection. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also, we can only report on the drain pipe material that is visible as we have no knowledge of the material that is underground if no sewer scope was performed during the inspection. We recommend that you consider having the drain line scoped if one was not performed during the inspection to see what the material is underground and if any deficiencies such as breaks or blockages in the drain lines that were not made evident when running water in the home at the time of inspection.

Limited view drain pipes:

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I	NI	NP	D

Inspection of all areas of the drain pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited to: leaks, corrosion, improper workmanship, and damage.

No immediate deficiency:
No immediate evidence of a deficiency was observed.

Clean out: Front -
Clean out location.

Sewer Scope: Sewer Scope Not Preformed -
If the drain line “sewer lateral” between the house and the sewer main was not included with this Inspection, and this is a concern for you, I recommend having the drain line inspected.

If drain line “sewer lateral” between the house and the sewer main was included with this Inspection, then our findings along with links to the YouTube videos of the drain line inspection will be listed in section 6 “Optional Systems” of this inspection report.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Water Heater Location: Garage

Energy Source: Gas

Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine **life expectancy** of any system or component. [Rule 535.227(b)(3)(C)(i)]
There is not any "fool proof" way to determine the future performance of any mechanical systems.
All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

Water Heater Gallon Capacity: 50 Gallon

Water Heater Data :
Water Heater data plate. Water Heater Age Source

Water Heater Temperature Unit 1: Not tested. No gas. -
Recommended residential water temperature guide.

Safety FYI:
Safety: Manufacturers typically require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and inspected by a qualified plumber every 3 years. If the valves were found to be worn or defective as a result of testing and/or

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I	NI	NP	D

inspection, they should be replaced. When a T&P valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak.

Time to produce 2nd and 3rd degree burns on an adult.
160F about 1/2 second
150F about 1.5 seconds
140F less than 5 seconds
130F about 30 seconds
120F more than 5 minutes

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested). Some pressure relief valves when tested will leak and will not stop leaking.

We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

White thread tape :
White thread tape was used on gas lines. Yellow thread tape is supposed to be used on gas lines while white thread tape is meant to be used onwater lines.

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

Recommend valuation of any defects:
We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Right Side, Not Present
Type of Gas Distribution Piping Material: Black pipe
No visible CSST (gas):
CSST (Corrugated Stainless Steel Tubing) And Bonding Even if CSST is not visible at time of the inspection, inspector is still not able to determine that there is no CSST due to concealment behind walls, flooring, attics, insulation, ducting and stored items. Inspector is not a certified CSST expert and did not inspect the CSST system. I defer inspection of all CSST, installation and bonding to an expert that satisfies the requirements of local code officials, gas provider, TREC, the Fire Marshall, the manufacturers, the lender and the property causality insurance provider. To ensure that clients are informed of possible hazards of CSST, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring inspectors to report if the house has CSST when performing an inspection for a buyer or seller. Improper installation of CSST is considered a hazard by the Texas Real Estate Commission as stated on page 2 of their "Texas Real Estate Consumer Notice Concerning Hazards or Repairs" The inspector is a generalist and not a licensed electrician. CSST is sometimes used as supply lines for gas appliances such as ovens, fireplaces, water heaters and furnaces.

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

I	NI	NP	D

CSST requires proper bonding of at least # 6 AWG conductors or larger. Sometimes these bonding conductors and clamps are not visible or accessible to the inspector. Therefore, the inspector recommends that a licensed electrician inspect the entire electrical systems and ensure that all of CSST and gas lines are properly bonded. Even though gas appliance connectors (connectors that run from a gas valve/outlet to a gas appliance) are not considered CSST, many people recommend that it also be electrically bonded to protect it from possible lighting strike damage. Buyer or seller should check with a licensed electrician or plumber and or local code official.

No immediate evidence of a deficiency was observed:

No Gas Meter:
The gas meter was not installed at the time of the inspection.

Recommend valuation of any defects:
We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

☐ ☐ ☐ ☐ **F. Other**

V. APPLIANCES

Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]
There is not any "fool proof" way to determine the future performance of any mechanical systems.
All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

☐ ☒ ☐ ☐ **A. Dishwashers**

Recommend valuation of any defects:
We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

Not fully installed :
The dishwasher was not plugged in. This inspector could not operate the unit.

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

I	NI	NP	D

☐ ☒ ☐ ☐ **B. Food Waste Disposers**

Not fully installed :

☐ ☐ ☒ ☐ **C. Range Hood and Exhaust Systems**

Hood & Exhaust : Not Present -

The range hood and exhaust are checked by operating using normal controls. They are visually and audibly inspected for proper function.

The following deficiencies (if any) with the **range hood and exhaust system** were observed on the day of the inspection of this structure and are noted below.

No vent hood:

The dwelling has no vent hood to report.

☐ ☒ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Range/Cook Top/Oven Energy Source: Gas

Not fully installed :

The oven/range combo was not fully installed as there was no power to this unit. The system could not be tested.

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I	NI	NP	D

☐ ☐ ☒ ☐ **E. Microwave Ovens**

No microwave:
The dwelling has no built-in microwave to report.

Recommend valuation of any defects:
We recommend contacting a qualified contractor to evaluate any defects noted in the report, determine if additional defects exist, and make repairs, update components, or replace components as needed.

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

Bath/Laundry Vents : All Interior Wet Areas -
Mechanical exhaust vents are operated using normal controls to be visually and audibly inspected.

The following deficiencies (if any) with the **mechanical exhaust vents and bathroom heaters** were observed on the day of the inspection of this structure and are noted below.

Functioning :
All exhaust fans and/or bathroom heaters that were present were tested and no deficiencies were noted.

1: Cover is loose
Blue
The bath or laundry exhaust fan cover is loose to the ceiling.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **G. Garage Door Operators**

Garage Door Type: Metal.
Opener not present:
The dwelling had no garage door opener to report.

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

I	NI	NP	D	
☒	☐	☐	☐	**H. Dryer Exhaust Systems**

Dryer vent new:
A dryer vent connection was installed in the laundry room/garage. The dryer vent was examined visually only. A visual examination will not detect the presence of accumulation inside the vent, which is a potential fire hazard. The inspector recommends that you have the dryer vent cleaned annually in the future to help ensure that safe conditions exist. Lent accumulation can occur even in approved properly installed vents. All work should be performed by a qualified contractor. The dryer exhaust vent was in working condition at the time of the inspection.

☐	☐	☐	☐	**I. Other**

PROPERTY PHOTOS

Property Photos: