

## **A-TEX INSPECTS**

### **PROFESSIONAL REAL ESTATE INSPECTIONS**

**ROBERT WELCH, PRI**

**3613 PINE VALLEY DRIVE, PEARLAND, TX 77581**

**281-992-9246**

**TREC LICENSE # 9292**

**[robert@atexinspects.com](mailto:robert@atexinspects.com)**

**ATEXINSPECTS.COM**



**ALL REFERENCES TO THE PROPERTY ARE ORIENTATED AS ONE  
WOULD FACE THE FRONT DOOR**

**INSPECTION DATE**

**Tuesday, November 18, 2014**

**CLIENT'S NAME**

**John & Jane Doe**

**PROPERTY ADDRESS**

**1234 Inspection Lane, Houston, TX**

**REPORT IDENTIFICATION**

**1220200845Y**

# PROPERTY INSPECTION REPORT

Prepared For: John & Jane Doe  
(Name of Client)

Concerning: 1234 Inspection Lane, Houston, TX  
(Address or Other Identification of Inspected Property)

By: ROBERT WELCH TREC # 9292 | 11/18/2014 22:47  
(Name and License Number of Inspector) (Date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Year Built -	<u>2002</u>	Property Type -	<u>Single Family</u>
Sq Footage -	<u>3048 SF</u>	Design -	<u>Two Story</u>
		Orientation -	<u>Southwest</u>
Weather -	<u>Clear and Dry</u>		
Temperature -	<u>80 Degrees</u>	Utilities -	<u>All On</u>
Attending -	<u>Client</u>	Occupied -	<u>No</u>
	<u>Buyer's Agent</u>		

This report contains addendum pages and pictures that are required to remain with the TREC format pages in order to constitute a complete inspection report.

The report remains the property of the documented client and the inspection company. The information herein is not transferable and shall not be released to unauthorized personnel without the express approval the inspection company.

Further information on the Scope of the Inspection and Limits of Liability can be found in the Inspection Contract.

Report Identification:

1220200845Y

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

I= Inspected NI= Not Inspected NP= Not Present R= Not functioning or In Need of Repair

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

☒ ☐ ☐ ☐

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation)  
*Comments (An opinion on performance is mandatory.)*

**Foundation Type:** Slab on grade  
**Floor Structure:** Concrete  
**Crawlspace Insp Method:** Not Present

☐ See Structural addendum pages for additional comments.

☒ Foundation appears satisfactory at the time of inspection - Defects, cracks, etc may exist but have no significant impact or are cosmetic.

☒ ☐ ☐ ☐

**B. Grading and Drainage**  
*Comments*

☐ See Structural addendum pages for additional comments.

☒ ☐ ☐ ☐

**C. Roof Covering** (If the roof is inaccessible, the method used to inspect.)  
*Comments*

☐ See Structural addendum pages for additional comments.

**Method of Inspection:** Viewed from Eaves  
**Type of Covering:** Asphalt Shingles

☒ ☐ ☐ ☒

**D. Roof Structure & Attic** (If the attic is inaccessible, the method used to inspect.)  
*Comments*

☒ See Structural addendum pages for additional comments.

**Roof & Ceiling Structure:** Conventional Framing  
**Method of inspection:** Entered - (inspection limited due to obstructions, framing, equipment, insulation, etc.)  
**Insulation Type:** Fiberglass  
**Approx. Insulation Depth:** Average 9 to 11"  
☒ **Vapor barrier Observed:** House Wrap

The inspection of the roof structure and attic is limited due to access, insulation, equipment, attic temperatures, etc. Insulation is not moved, mobility may be limited. Vapor barriers may not be visible during the inspection.

☒ ☐ ☐ ☒

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

☒ See Structural addendum pages for additional comments.

**Type of Structure:** Framed  
**Type of Wall Cladding:** Combination of Brick Veneer, Hardy Siding & Stone  
**Type of Columns:** Framed

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**F. Ceilings and Floors**

*Comments*

☒ See Structural addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**G. Doors (Interior and Exterior)**

*Comments*

☒ See Structural addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Windows**

*Comments*

☐ See Structural addendum pages for additional comments.

**Window Type:** Multi Pane

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Fireplace/Chimney**

*Comments*

☐ See Structural addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Porches, Decks and Carports (Attached)**

*Comments: Patios, Stairs and Garage Fire Separation are included in this section*

☐ See Structural addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**K. Other**

*Comments*

☐ See Structural addendum pages for additional comments.

☒ Walkways

☒ Driveways

☒ Fences/Gates

**II. ELECTRICAL SYSTEMS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Service Entrance and Panels**

*Comments*

☐ See Electrical addendum pages for additional comments.

**Amps:** 175 Amps

**Service and Voltage Type:** Underground

120/240 volts

**Service Conductor Type:** Copper

**Main Panel Location:** Garage

**Sub Panel Location:** ☒ Exterior

☐ Select Other Locations

☐ Select Other Locations

☐ Select Other Locations

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☒ ☐ ☐ ☒

**B. Branch circuits - Connected devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

*Comments*

☒ See Electrical addendum pages for additional comments.

**Distribution Wire Type:** Copper

<input checked="" type="checkbox"/> Romex	<input type="checkbox"/> Knob and Tube	<input type="checkbox"/> Emt / Rigid Conduit Type
<input type="checkbox"/> Cloth Wrapped	<input type="checkbox"/> BX	<input type="checkbox"/> Flexible Conduit Type
<input type="checkbox"/> Other		

☐ Aluminum Branch Wiring Observed

☒ GFCI's not installed at current required locations

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

☒ ☐ ☐ ☒

**A. Heating Equipment**

*Comments*

**Type and Energy Source:** ☐ Electric ☐ Oil  
☒ Gas ☐ Other

<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Hydronic	<input type="checkbox"/> Baseboard
<input type="checkbox"/> Radiant	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Geo-thermo
<input type="checkbox"/> Other		

☒ See Heating/Cooling addendum pages for additional comments.

<input checked="" type="checkbox"/> Attic	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations
<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations

☒ ☐ ☐ ☒

**B. Cooling Equipment:**

*Comments*

**Type and Energy Source:** ☒ Electric ☐ Other  
☐ Gas

<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Geo-thermo
<input type="checkbox"/> Evaporative	<input type="checkbox"/> Window	<input type="checkbox"/> Other

☒ See Heating/Cooling addendum pages for additional comments.

<input checked="" type="checkbox"/> Exterior	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations
<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations

☒ ☐ ☐ ☒

**B. Ducts and Vents**

*Comments*

☒ See Heating/Cooling addendum pages for additional comments.

**Filter Location:** At Unit

### IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

**A. Water Supply System and Fixtures**

*Comments*

☒ See Plumbing addendum pages for additional comments.

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The following describes the types of supply and distribution piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

**Type of Supply Lines:** Galvanized  
**Distribution Lines Type:** Copper  
**Shutoff Valve Location:** West Exterior

☒ ☐ ☐ ☐

**B. Drains, Wastes, Vents**

*Comments*

☐ See Plumbing addendum pages for additional comments.

The following describes the types of Drain/Waste/Vent piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

**Drain/Waste/Vent Type:** Plastic

☒ ☐ ☐ ☒

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules)

**Energy Source:** Gas  
**Size:** 2 - 40 gal

*Comments*

☒ See Plumbing addendum pages for additional comments.

☒ ☐ ☐ ☐

**D. Hydro-Therapy Equipment**

*Comments*

☐ See Plumbing addendum pages for additional comments.

**V. APPLIANCES**

☒ ☐ ☐ ☐

**A. Dishwasher**

*Comments*

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

**B. Food Waste Disposer**

*Comments*

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

**C. Range Hood**

*Comments*

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

**D. Ranges/Ovens/Cook tops**

*Comments*

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

**E. Microwave Cooking Equipment**

*Comments*

☐ See Appliances addendum pages for additional comments.

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#### F. Trash Compactor

*Comments*

☐ See Appliances addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### G. Bathroom Exhaust Fans and/or Heaters

*Comments*

☐ See Appliances addendum pages for additional comments.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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#### H. Whole House Vacuum Systems

*Comments*

☐ See Appliances addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### I. Garage Door Operators

*Comments*

☐ See Appliances addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### J. Door Bell and Chimes

*Comments*

☐ See Appliances addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### K. Dryer Vents

*Comments*

☐ See Appliances addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### L. Other Built-In Appliances

*Comments*

☐ See Appliances addendum pages for additional comments.

### VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### A. Lawn Sprinklers

*Comments*

☒ See Optional Systems addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### B. Swimming Pools and Equipment

*Comments*

☐ See Optional Systems addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### C. Outbuildings

*Comments*

☐ See Optional Systems addendum pages for additional comments.

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**D. Outdoor Cooking Equipment**

**Energy Source:** Gas

*Comments*

☐ See Optional Systems addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Gas Lines**

*Comments*

☐ See Optional Systems addendum pages for additional comments.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Water Wells** (A coliform analysis is recommended.)

**Type of Pump:** Select Type of Pump

**Type of Storage Equipment :** Select Type of Storage Equipment

*Comments*

☐ See Optional Systems addendum pages for additional comments.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**G. Septic Systems**

*Comments*

☐ See Optional Systems addendum pages for additional comments.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Security Systems**

*Comments*

☐ See Optional Systems addendum pages for additional comments.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**I. Fire Protection Equipment**

*Comments*

☐ See Optional Systems addendum pages for additional comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Laundry Area**

*Comments*

**Dryer Connection Type:** 240 volt electric

☐ See Optional Systems addendum pages for additional comments.



## I. STRUCTURAL SYSTEMS ADDENDUM PAGES

Report Identification 1220200845Y

The inspection is of the visible portion of the Structural Systems at the time of the inspection. The inspection may be limited by vegetation, possessions, floor covering, limited access, etc. Basement and crawlspace inspections are limited due to obstructions, clearances and installed equipment. Flood potential and soil stability determinations are not part of this inspection. The roof inspection depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of whether the roof system is watertight or how long it may remain watertight. Past or present leaks are not determined. If conditions are listed a qualified roofing contractor should correct conditions and evaluate the roof system. Ventilation fans, gutters/downspouts are not tested. Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions reported accordingly. Fire separation refers to the walls, doors and ceiling separating the attached garage from the living area of the structure. Fire doors, walls and ceilings are inspected for their safety aspects only in this section. Insure bedroom egress windows remain clear and perform evacuation drills regularly. A representative number of windows are operated, inspection may be limited by window treatments or accessibility. We always recommend re-keying doors for added security. We recommend all chimneys / flues be thoroughly inspected and cleaned by a qualified technician before use. Fireplaces or woodstoves are not ignited during the inspection. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

### A. - FOUNDATION:

1	No Faults found in foundation, it is performing as intended and is currently supporting the structure	5	
2	Recommend avoid placing larger growth trees within 20 feet of foundation	6	
3	Maintain ground cover clean of exterior walls and 3-4 inches off top of foundation lip	7	
4	Corner cracks are present, but are considered cosmetic and have no effects on structure support.	8	

### B. - GRADING AND DRAINAGE:

1	No faults noted - French drains observed	5	
2	Excellent use of rocks, grading and slope to move water away from slab	6	
3	Lava rocks used in flower bedding to reduce attraction of wood destroying insects	7	
4	All gutters are visually intact, free of debris and functioning as intended	8	

### C. - ROOF COVERING:

1	The roof decking is free of deflection, properly supported and functioning as intended.	7	
2	Recommend placing Gutter guards in gutter system to prevent debris build up as home's trees mature.	8	
3	Fascia, soffit, eave trim boards and rear eave trim boards are intact and free of any visible defects, warps or decay.	9	
4		10	
5		11	
6		12	

### D. - ROOF STRUCTURE & ATTIC

1	Garage Attic ladder damaged during installation - replace damaged ladder and re-insect for functionality.	6	
2	The gap at the 2nd floor attic access door should be properly sealed for fire block protection and energy savings.	7	

3	Limit storage of personal items in attic space above garage to illuminate stress and excessive weigh bearing in this area as noted in item F3 below.	8	
4		9	
5		10	

E. - WALLS (Interior and Exterior)			
1	Several wall-ceiling junctions show joint stress and wood frame curing cracks - repairs needed.	7	
2	Recommend painter treat door trims, wall junctions & ceilings for protection.	8	
3	Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired.	9	
4	Wall in living room has bow in sheetrock - above door to bedroom - repair	10	
5	Hallway wall to first floor bedroom has paint runs	11	
6		12	

F. - CEILINGS AND FLOORS			
1	Ceiling joint to far left of fireplace needs caulking/paint	6	
2	Several cracks noted at wall/ceiling junctions in bedrooms and living room, repairs needed.	7	
3	Garage ceiling is cracked perpendicular to attic access, which shows excessive stress or inadequate framing - repair shhet rock joints and reinforce framing support in this area.	8	
4		9	
5		10	

G. - DOORS (Interior and Exterior)			
1	Garage door knob does not fully engage into the door framing and adjoining wall stud, repair for security.	8	
2	Door knob loose between wet bar and formal dining room, repair of loose hardware needed.	9	
3	Cabinet door hinges to left of stove needs adjustment	10	
4	Keep all exterior door's weather stripping and thresholds clean and free of debris to allow proper sealing and to provide a weather tight seal.	11	
5	Review exterior door caulk sealant every 6 months to ensure proper sealing and protection against water penetration.	12	
6	Exterior paint repair may be required around door framing and in other high traffic areas to ensure proper weather protection.	13	
7	Trim damaged noted in need of repair at the pantry door.	14	

H. - WINDOWS			
1	No Faults Found - All windows are functional, double panes with screens in place	5	Review caulk sealant around exterior and interior window framing every 6 months to repair any sealant shrinkage that may occur to provide proper sealing and weather stripping.
2	Caulk repair needed around the interior window framing of the formal dining room windows	6	
3	There were secondary window locking mechanisms installed on all 1st floor windows - this is recommend for added home security.	7	
4		8	

I. - FIREPLACE / CHIMNEY			
1	No Faults Found - Factory style designed to use both wood and propane logs.	6	
2	Recommend avoid placing flammable items on fire place mantle and too close to fire place hearth.	7	
3	If gas logs are installed, the fire place vent flue damper should be secured in the open position to prevent possible closure and back-draft of carbon monoxide.	8	
4		9	
5		10	

J. - PORCHES, DECKS AND CARPORTS (Attached)		
1	Trim caulk needs repair / painting on the rear porch ceiling area.	7
2	Bow in ceiling trim in center of back porch, resecure bowed ceiling cover and trim.	8
3		9
4		10
5		11
6		12

K. - OTHER			
1	<b>FENCING / GATES</b>	6	<b>DRIVEWAYS / WALKWAYS</b>
2	All fencing and gates are functioning as intended	7	No settlement cracks noted at this time in driveways and walkways
3	Self-closing, self-latching gates mechanisms to be used on all gates to pool area.	8	Expansion joints used properly and correctly spaced
4		9	
5		10	

**REMARKS:**

The foundation, roof structure and coverings are functional and intact. See areas in need of repair listed above. Most of the repairs to the walls, ceilings and door trim can be completed by a general contractor.

## II. ELECTRICAL SYSTEMS ADDENDUM PAGES

Report Identification 1220200845Y

The inspection is of the visible portion of the Electrical Systems at the time of the inspection. The inspection may be limited by construction phases, visibility of systems and home occupation. Main panels, sub-panels and distribution panels may be limited due to obstructions, clearances and installed equipment. The electrical inspection depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of whether the electrical system is flawless or that future electrical issues will not occur. The inspector will only be able to comment on evidence of observed past electrical issues or concerns and the possibility of future issues or concerns. If conditions are listed a qualified electrical contractor should correct conditions and evaluate the electrical system. Electrical panels are evaluated for correct wiring types and sizes, current conditions and safety concerns. Outlets are evaluated for safety, GFCI and fire related issues. A representative number of outlets are tested, the inspection may be limited by outlet accessibility. Electrical panels should be correctly labeled. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

### A. - SERVICE ENTRANCE AND PANELS:

1	Service entrance and panels are installed within current standards.	5	
2	It is recommended to avoid blocking panel access	6	
3		7	
4		8	

### B. - MAIN DISCONNECT PANEL

1	Underground service entrance - properly grounded and bonded with no visible faults found.	4	The main panel neutral and grounding wires are wired correctly without sharing of the same bus bars.
2	Main service breaker, sub-breakers and wiring used is of correct sizing for its application.	5	
3	No evidence of additional wiring additions, no evidence of double tapping or wire splicing inside main panel.	6	

### C. - SUB-PANELS

1	Sub-panel at swimming pool equipment is properly grounded, pumps are bonded and properly wiring is used	3	
2	Sub-panels at the exterior HVAC units are installed and wired correctly.	4	

### D. - ELECTRICAL ACCESS

1	Electrical access is on the front side of the right exterior wall. Panel is not obstructed and allows easy access for service.	4	
2		5	
3		6	

### E. - BRANCH CIRCUITS - CONNECTED DEVICES AND WIRING

1	See wet bar interior electrical note below in section F1.	4	
2		5	
3		6	

### F. - INTERIOR ELECTRICAL

1	The wet bar electrical outlet was not GFCI protected and was loose in its wall junction box.	6	All GFCI devices used were properly installed and tested within standards
2	All other areas requiring GFCI protection were properly equipped with GFCI devices	7	
3	The light in the 2nd floor bath room did not function when tested.	8	
4	Utility room light switch needs caulk	9	

5	All bedrooms have current AFCI protection for all wall outlets. AFCI testing was conducted and all bedroom outlets were found to be properly AFCI protected.	10
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G. - EXTERIOR ELECTRICAL			
1	All GFCI devices used were properly installed and tested within standards	6	
2		7	

H. - ELECTRICAL GROUND BONDING			
1	All electrical bonding was properly installed and found to be	6	
2		7	



### III. HEATING AND COOLING SYSTEMS ADDENDUM PAGES

Report Identification 1220200845Y

The inspection is of the visible portion of the Heating, Ventilation and Air Conditioning Systems at the time of the inspection. The inspection may be limited by vegetation, possessions, limited access, etc. Inspections of systems located in basement and crawlspace are limited due to obstructions, clearances and installed equipment. System inspections include function air flow test to each occupied room. The HVAC inspection depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of whether the HVAC system is totally flawless or how long it may remain in an operational condition. Past or present repairs are mentioned if detectable. If conditions are listed a qualified HVAC contractor should correct conditions and evaluate the system. HVAC line pressures, leaks and system life expectancies are not part of the standard HVAC inspection. A representative number of air registers will be inspected for function flow, inspection may be limited by electrical supply and accessibility. We recommend all HVAC systems under go periodical cleaning and servicing by a qualified technician. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

#### A. - HVAC LOCATIONS

1	Attic and Outside - 2 units, one per level	5	
2	Unit was equipped with GFCI outlet	6	
3	Bothe units were level, proper ventilated and installed within manufacture's standards	7	
4		8	

#### B. - HEATING SYSTEM

1	No Faults- Furnace flame was operating correctly	5	
2	Burners were clean and new in appearance	6	
3	Safety door shutoff switch was present and operating correctly	7	
4		8	

#### C. - COOLING SYSTEM

1	Lower left front bedroom vent was not supplying adequate air flow	5	Void (gap) at register in middle bedroom
2	Air filter difficult to remove due to gas line placement - unit closes to attic access	6	
3	Duct work in attic pinched in 2 or more locations	7	
4	Air differential tested within standards - 16 degree differential	8	

#### D. - AIR FILTERS

1	Difficult to remove near side unit filter due to gas supply line - repair	5	
2		6	
3		7	
4		8	

#### E. - WALL AND/OR FLOOR HEATERS

1	NONE PRESENT	5	
2		6	
3		7	
4		8	

#### F. - THERMOSTAT

1	Programmable digital thermostats operating on each level of home	6	
2		7	
3		8	
4		9	

5		10	
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G. - EVAPORATOR COOLER			
1	NONE	3	
2		4	

H. - DUCTS			
1	Low or no air flow was observed - Lower bedroom (quest)	5	
2	Recommend an evaluation of air flow and balance system by a qualified HVAC technician	6	
3	Collapsed / kinked ducting observed by squeezing the duct inside truss members and home IT cable restrictions - repairs needed ot allow proper air flow to all serviced areas.	7	
4	Spare carpet crushed one air duct in attic	8	

I. - GAS SYSTEMS			
1	All gas lines were tested with no presences of leaks detected	5	
2	Correct plumbing noted to include gas line drip loops	6	
3		7	
4		8	

#### REMARKS:

Several air ducts were restricted due to tight strap hangers, poor strap angles, joist restrictions, cable routing and other obstructions. See photo - Repair

#### IV. PLUMBING SYSTEMS ADDENDUM PAGES

Report Identification 1220200845Y

The inspection is of the visible portion of the Plumbing Systems at the time of the inspection. The inspection may be limited by vegetation, possessions, limited access, etc. Plumbing systems located in basements and crawlspaces are limited due to obstructions, clearances and installed equipment. The plumbing inspection depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of whether the plumbing system is watertight or how long it may remain watertight. Past or present leaks are not always possible to determine. If conditions are listed a qualified plumbing contractor should correct conditions and evaluate the plumbing system. Ventilation and exhaust plumbing, are evaluated by means of visual inspection. Standard inspections cover only visual, accessible plumbing. Water supply systems are evaluated from the point of entry for functional flow. Each bathroom will be tested for multiple appliance flow rate to ensure that proper water pressure exist. All faucets will be tested for proper hot water plumbing, flow rates and possible leaks. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review possible leaks. Septic systems and water wells are inspected for an additional charge. Typical Septic systems are designed to dispose of 150 gallons/bedroom/day. We offer visual, tank, leech field, load and dye test for your septic system. Well water & pump systems are inspected for an additional charge, test include visual, equipment and eight water quality test.

##### A. - WATER SUPPLY SYSTEMS:

1	The home is plumbed into the public water supply system. The home's water supply system was inspected from the meter into the home with no visible leaks detected.	5	
2		6	
3		7	
4		8	

##### B. - FIXTURES:

1	All fixtures were installed according to manufactures specifications	5	
2	No current or previous leaks noted	6	
3		7	
4		8	

##### C. - BATHROOM FIXTURES:

1	Master bath tub cold water will not open fully due to spout	5	
2	No current or previous leaks noted	6	
3	Trim in several locations around the bathroom counters requires caulk and repainting	7	
4		8	

##### D. - LAUNDRY

1	No current or previous leaks noted	4	
2	It is recommend to observe the laundry hose bibs for future corrosion build up.	5	
3		6	

##### E. - EXTERNAL WATER PRESSURE

1	50 PSI measured at both exterior hose bibs and interior faucet heads.	2	
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##### F. - HYDRO-THERAPY

1	All fixtures were installed according to manufactures specifications	5	
2	No current or previous leaks noted	6	
3	Recommend flushing jets and internal pumping mechanisms monthly with a sanitizing solution	7	
4		8	

H. - DRAINS			
1	All household drains functioning within standards, no current or evidence of past leaks detected.	5	
2		6	
3		7	
4		8	

I. - SEPTIC SYSTEM			
1	NONE - Public sewer system	5	
2		6	
3		7	
4		8	

J. - WATER WELL			
1	NONE - Public water system	6	
2		7	
3		8	
4		9	
5		10	

K. - WATER HEATING EQUIPMENT			
1	Horizontal piping from hot water heaters were not insulated, this can cause excessive attic pipe condensation and can result in energy lost from the hot water system.	4	
2	Recommend insulation of all supply and distribution lines to conserve energy and reduce condensation	5	
3		6	

L. - VENTILATION			
1	Adequate plumbing ventilation was observed.	6	
2		7	
3		8	
4		9	
5		10	

M. - EXHAUST VENTING			
1	All parts of exhaust ventilation system functioning within standards	5	
2	Proper strapping was used to secure vent piping.	6	
3		7	
4		8	

N. - FLUE VENTS			
1	Proper flue ventilation systems installed.	5	
2	Flue vents are intact and adequately secured as required.	6	
3		7	
4		8	

O. - WASTE VENTS			
1	Proper waste ventilation installed throughout home system	5	
2	Proper sized waste piping used	6	
3		7	
4		8	

**REMARKS:**

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The home's overall plumbing systems are installed correctly and functioning as intended. It is recommend to consult a licensed plumber to make any future plumbing repairs or upgrades.

## V. APPLIANCES ADDENDUM PAGES

Report Identification 1220200845Y

The appliance portion of the inspection is a visual and functional test of all available and operational appliances within the property at the time of the inspection. The inspection may be limited by possessions, personal use, limited access, etc. Inspections are limited due to obstructions, clearances and household or package household items. Only appliances that are present, functioning and properly equipped will be tested. The inspection is not a warranty or a guarantee of whether the appliance is totally free of defects or how long it may remain in its inspected state. Past repairs will only be noted if they are visibility present or disclosed by the current owner. If conditions are listed a qualified appliance contractor should correct or replace the current appliance. Standard inspections cover only primary household appliances and do not cover specialty equipment. Each appliance has a specific number of test designed and accepted to test and evaluate the functionality of the appliance. Inspections are limited by the availability of a electrical supply and contingent upon proper installation. We always recommend routine maintenance and proper care. It is advised to follow all manufacture's guidelines. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

### A. - DISHWASHER:

1	Functions within manufactures standards	5	
2	No leaks observed - operates through all cycle settings to include heated wash and dry cycles.	6	
3		7	
4		8	

### B. - FOOD WASTE DISPOSER:

1	Functions within manufactures standards	5	
2	No leaks observed - operates through all cycle settings	6	
3		7	
4		8	

### C. - STOVES AND RANGES:

1	Functions within manufactures standards	5	
2	Oven measures 354 degrees when set at 350 degrees for testing.	6	
3		7	
4		8	

### D. - MICROWAVE

1	Functions within manufactures standards	4	
2	A 16 oz cup of water reaches boiling point when heated at the microwave's highest power level and heated for 2 minutes.	5	
3		6	

### E. - TRASH COMPACTOR

1	NONE	4	
2		5	
3		6	

### F. - WHOLE HOUSE VACUUM SYSTEMS

1	NONE	4	
2		5	
3		6	

### G. - GARAGE DOOR OPERATORS

1	Functions within manufactures standards	4	It is recommended by the manufacture to maintain all opener and gargage door hardware in proper maintenance conditions to include lubrication and parts replacement when needed.
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2	The auto reversing device on the automatic garage door opener was operational	5	Auto reversing safety photo eyes should be maintained in proper alignment and 6" off the garage foundation floor.
3	The garage door auto reverse tension level is set at the desired tension reverse setting.	6	

H. - DOOR BELL AND CHIMES			
1	Functions within manufactures standards	3	
2		4	

I. - DRYER VENT			
1	Proper venting observed - vented to outside through utility room wall	3	
2		4	

J. - OTHER APPLIANCES			
1	Cabinet damage observed	4	Kitchen trim issues - see remarks in this section - item J3
2	Cabinet door needs adjustment.	5	
3	The finish on the cabinet kick plate is damaged to the left of stove.	6	

**REMARKS:**

Quarter round at base boards of stove cabinets are of a different type than the rest of the kitchen cabinets trim. All appliance repairs should be repaired by a licensed manufacture repair technician.



## VI. OPTIONAL SYSTEMS ADDENDUM PAGES

Report Identification 1220200845Y

The inspection is based on the visible portion of optional systems identified for inspection.

Only fully installed systems will be inspected for operation purposes. Some systems require specialized and/or detailed testing to include the use of special instruments and/or kits. It is not a warranty or a guarantee of whether the system is flawless or how long it may remain operation. The inspection merely relays the current operation condition at a time of the inspection. If conditions are listed a qualified contractor should correct conditions and evaluate the system for additional problems or conditions which may make the system unsafe to operate. Some specialized test may require additional time to reach and/or evaluate the results to determine functionality of the system. We always recommend periodical servicing of household systems and evaluations by trained specialist if issues occur. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

### A. - IRRIGATION - LAWN SPRINKLERS

1	Leaking pipes observed	4	See remarks below
2	Adjustment of spray pattern needed to operate properly.	5	
3	System is over spraying onto structure, immediate repairs and spray head adjustment required.	6	

### B. - SWIMMING POOLS - SURFACE:

1	Swimming Pool surface and decking is at least 5 feet from main structure	5	
2	Decking does not interfere with drainage from slab, swimming pool perimeter is installed with in-deck drainage compartments which are functioning as intended.	6	
3		7	
4		8	

### C. - SWIMMING POOLS - GENERAL:

1	Overall condition of pool was like new and properly maintained	5	
2	Pool was secured from outside access with a privacy fence of at least 6 feet in height.	6	
3	Pool fencing gates were maintained with self-closing and self-latching gate hardware.	7	
4		8	

### D. - SWIMMING POOLS - ELECTRICAL

1	Electrical wiring was bonded and grounded	5	
2	Wiring was of proper sizing, electrical breakers were of correct sizing	6	
3	All pool electrical outlets were GFCI protected and functioning as intended.	7	
4		8	

### E. - SWIMMING POOLS - PIPES & VALVES

1	All valves were functional	5	
2	No visible plumbing or valve leaks observed	6	
3		7	
4		8	

F. - POOL FILTERS - SKIMMER			
1	Skimmer was clean and had proper suction flow	6	
2	The pool bottom filter covers were constructed of approved double anti-suction covers	7	
3		8	

G. - SECURITY SYSTEMS			
1	The home was equipped with a monitored home security system, but these systems are not inspected during a normal home inspection.	8	
2	Consult the home security system installer and monitoring company for system servicing, repairs and upgrades.	9	
3		10	
4		11	
5		12	

H. - FIRE SPRINKLERS			
1	NONE	5	
2		6	
3		7	
4		8	

#### REMARKS:

Rotating sprinkler in rear yard, directly in front of back porch will not rotate, needs adjustment. Right side of home, near flower bed, sprinkler line is leaking or sprinkler head is missing. Rear sprinkler system is spraying over on home window, spray head needs adjustment.

## 1234 Inspection Lane, Houston, TX

Report Identification

1220200845Y

Wall damage - left wall at entrance in home  
foyer



Several interior door trims need caulk and  
repainting



Garage door dead bolt doesn't close engage  
into door framing and wall stud



Utility room light switch needs caulk



Hallway wall to first floor bedroom has paint  
runs



Living room wall has bow in sheetrock  
above arched entry to bedroom



## 1234 Inspection Lane, Houston, TX

Trim in several locations around the bathroom counters requires caulk and



Master bath tub cold water will not open fully due to spout



Several ceiling - wall junction cracks noted in master bedroom ceiling



Void (gap) at register in middle bedroom



Trim damage to pantry door



Several gaps at base & tops of wall / cabinet junctions in kitchen & wet bar



# 1234 Inspection Lane, Houston, TX

Report Identification

1220200845Y

Caulk needed at window in formal dining



Kitchen cabinet damage and quarter round doesn't match



Adjust cabinet door at left of stove



Gap at cabinet crown molding and wall



Bathroom cabinet door needs adjustment - second floor



Light in upstairs bathroom not functioning





## 1234 Inspection Lane, Houston, TX

Gap in upstairs attic door access



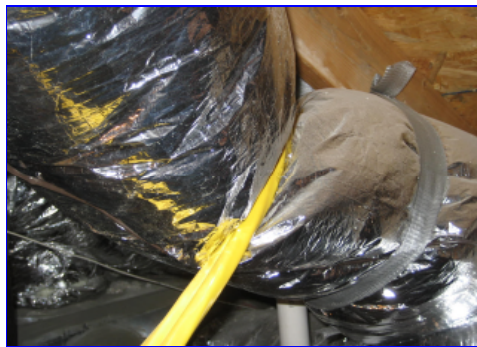
Restriction of A/C supply ducts



Gas line blocks filter removal - near side unit



Cable restricting air flow



Another cable restricting air flow



Spar carpet in attic crushing air vent flow



## 1234 Inspection Lane, Houston, TX

Report Identification

1220200845Y

Garage attic access door damaged



Stress crack in garage ceiling perpendicular to attic access



Another photo of ceiling crack in garage



Gap in ceiling at garage light - garage door side



Pine needles in gutters - recommend gutter guards



Sprinkler head exposed on left side of home





## 1234 Inspection Lane, Houston, TX

Gap in ceiling trim - back porch



Gaps in trim caulk on back porch



Hole from missing sprinkler head or leaking pipe - front right of home



Same hole with sprinkler system activated



Sprinkler spray onto rear window - backyard



Center rotary head needs adjustment - back yard





## 1234 Inspection Lane, Houston, TX

Report Identification

1220200845Y

**Excellent yard sloping to allow proper drainage from slab**



**Larger trees are planted at least 20ft from slab**



**Gutters and landscaping do not block flow of surface water**



**Excellent use of stones & lava rocks to reduce insect attraction**



**Excellent slope and grading from slab to complement drainage**



**Vegetation is used sparingly to allow ventilation and sunlight exposure**



## 1234 Inspection Lane, Houston, TX

Pathway is clear, lighted and unobstructed -  
note use of storm door



Note how landscape is maintained at least 3-  
4 inches below top of slab



Excellent use of storm door and window  
treatments



Pool decking allows proper drainage away  
from home



Pool fountain functions as part of the pool  
circulation system



All valves, jets and skimmer functions within  
manufactures standards

