Spec-Pro Home Inspection Services
Property Inspection Report

1230 Bear Orchard Rd, Granbury, TX 76048
Inspection prepared for: Sample Report
Date of Inspection: 6/24/2022 Time: 1pm
Age of Home: 2016 Size: 3,750 sqft
Weather: Clear and Hot (102°F)
Single-Family, 3-Bedroom, 3-Bath,
House Faces: North
Number of Persons on Property: 4

Inspector: Kevan Brent Giles
Lic.# 7297

Email: brent.specpro@gmail.com

PROPERTY INSPECTION REPORT FORM

Sample Report	6/24/2022
Name of Client	*Date of Inspection*
1230 Bear Orchard Rd, Granbury, TX 76048	
Address of Inspected Property	
Kevan Brent Giles	Lic.# 7297
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.

RESPONSIBILTY 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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s):
• Slab foundation
• Post-tension Cable Type

Comments:
• FYI: A home inspection is a visual examination of the physical structures and the systems within a building. A proper inspection should be performed whenever you are in the process of buying a house, a townhouse, a condominium, and so on. The inspection should be completed by an impartial, experienced, licensed, and professional inspector before the final purchase. An inspection includes a visual examination of a building. The inspector evaluates and reports the condition of the foundation, grading, roof, roof structure, interior/exterior walls, ceilings, floors, doors, windows, fireplace/chimney, electrical systems, heating equipment, cooling equipment (temperature permitting), plumbing system, water heating equipment and built-in kitchen appliances. During a standard inspection, only those items that are visible and accessible by normal means are included in the report. Inspectors who are licensed by the Texas Real Estate Commission (TREC) are required to comply with the TREC Standards of Practice when inspections are performed for a prospective buyer or a prospective seller of one-to-four family residential properties. The Standards of Practice are minimum levels of inspection practice required of inspectors for the accessible parts, components and systems typically found in improvements to real property, excluding detached structures, decks, docks and fences. The inspector may provide a higher level of inspection performance than required by these Standards of Practice and may inspect parts, components and systems in addition to those described by the Standards of Practice. Keep in mind, that a professional inspector is also familiar with the critical elements of construction and with the proper installation, maintenance and inter-relations of these elements.
• FOUNDATION PERFORMANCE OPINION: The foundation appeared adequate in supporting structure at this time, based on limited observation of today's inspection. There were no evident signs of significant deflection and/or notable functional problems resulting in foundation movement. Opinions are based on observations performed without specialized instruments and/or sophisticated procedures. Therefore, opinions expressed are one's of apparent condition and not of absolute fact
• Due to the expansive nature of soils, and dryer than normal conditions, shrinkage in grading from lack of soil moisture content and the absence of a watering maintenance program can significantly affect foundation performance if not corrected. Maintaining proper soil hydration is crucial in protecting your structure from foundation related issues, that is considered an important maintenance item and should be applied
• Low soil loads around the foundation should be restored back to 4 to 6 inches of clearance from the brick ledge

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Large tree growing within 10 feet of structure

Dry soils around foundation should be hydrated

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

• Visible minor erosion observed around perimeter

• No drains and/or underground drainage system observed

• Excessively dry soils noted around exterior foundation can become conducive until corrected

• Site grading and drainage should provide:
Diversion of any surface water away from the home and accessory structures; Sufficient drainage to prevent standing water and soil saturation from becoming detrimental to structures and use of the site; a finished grade away from the home's foundation at a minimum slope of 5% horizontally; and sufficient slope away from the home and structures, including uncovered slabs, patios and walkways, in order to drain water away from them and to prevent future potential damage.

• Dry soils next to structure should be kept properly hydrated in the hotter months to protect home from foundation related issues

• FYI: A daily watering regiment around the foundation perimeter should be in place during persistently hot-dry weather conditions, which can protect the slab from potential failure if correctly applied

• Low soil observed at one or more sides of the structure and recommend additional backfill

• Underground drainage source is advised at front of structure

• Fire ant mounds should be removed from property to prevent personal injury

• Soil erosion around downspouts

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

I	NI	NP	D

Missing splash-blocks and/or underground drainage system

Rain gutters should be kept clear at carport

Rain gutters full of tree limbs and debris

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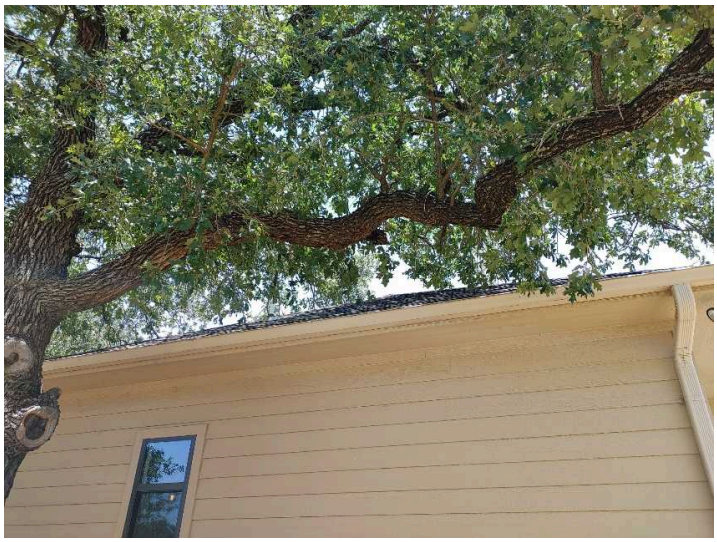
☐ ☐ ☐ ☑ C. Roof Covering Materials

Types of Roof Covering:
• Architectural-Dimensional Asphalt Composition Shingles noted
• Metal and/or aluminum roofing noted
Viewed From:
• Walked Roof
Comments:
• Tree limbs and high foliage in contact or hanging near the roof covering, should be trimmed back a minimum of 6 feet from the roof deck, to avoid damage to the roofing components
• The house was equipped with a built-in gutter system
• Tree limbs and high foliage in contact or hanging near roof decking should be trimmed minimum 6 feet, to avoid damage to shingle components. This condition can become conducive to the roof covering until corrected
• Various shingle tabs lifted or detached from roof deck
• Some granule loss noted at various roofdeck locations



Tree limbs in contact with roof deck

High foliage near roof should be trimmed back

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

I	NI	NP	D

Tree limbs should be trimmed back 6 feet from roofdeck

View from West side of roof

Fiberglass strand exposure at end of peak(s)

Metal-tin roof located over porch coverings (Adequate)

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I	NI	NP	D

View from East side of roof

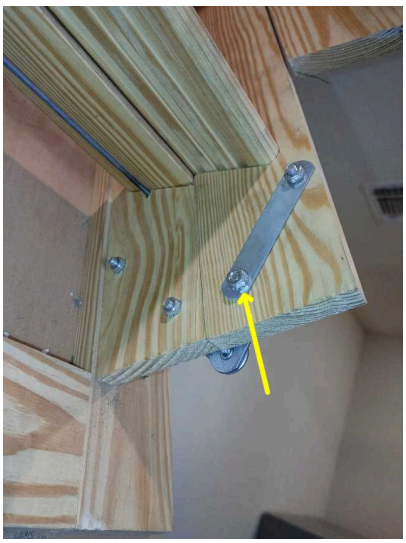
Loose shingle tab(s)

☐ ☐ ☐ ☑ **D. Roof Structure and Attics**

Viewed From:
• Attic

Approximate Average Depth of Insulation:
• Insulation Type: Spray Foam (Open)
• Roof Ventilation: Not Present

Comments:
• Roof Structure: Rough framing, Hip-roof type
• The attic structure was observed to be truss framed at barn-house
• Bolt hardware loose or damaged at attic pulldown ladder location(s). Advise correction as necessary to protect from personal injury



Loose hardware bolts

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E. Walls (Interior and Exterior)

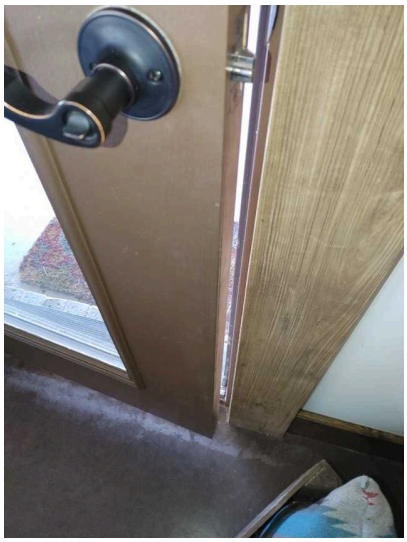
Comments:
- Exterior stone and grout walls noted
- Exterior Hardiboard {fiber cement} siding noted
- Drywall coverings noted on interior
- Exterior; Cedar Board, Concrete Plaster-Stone Grout wall covering
- Horizontal Lap-siding
- The area on the exterior veneer at the HVAC condenser / coils / refrigerant lines should be properly sealed
- Unpainted areas are visible
- Mortar improvements are advised on the exterior masonry veneer
- The exterior veneer / cladding has some deterioration and/or damage

F. Ceilings and Floors

Comments:
- Ceiling is drywall with smooth finish
- Finished Concrete Floor Surface-Paint (No Floor Coverings)
- All components were found to be performing and in satisfactory condition at the time of the inspection

G. Doors (Interior and Exterior)

Comments:
- Some doors were inoperable and/or did latch properly
- Entry door catches around door jamb or requires force to open at side of structure



Side entrance door catches at threshold

Door latch inoperative at interior bedroom

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☐ ☐ ☐ ☑ H. Windows

Comments:
- Windows are metal or aluminum
- Windows are double hung type
- Double-pane Gas filled and/or low-emissivity type windows. (Low - E Rating)
- One or more of the window screens were observed to be damaged and/or missing

Lost seal(s) between glazing may occur during temperature changes

Loose or damaged screens at various exterior location(s)

☑ ☐ ☐ ☐ I. Stairways (Interior and Exterior)

Comments:
- All components were found to be performing and in satisfactory condition at the time of the inspection

☐ ☐ ☐ ☑ J. Fireplaces and Chimneys

Comments:
- Fireplace located in den/living area
- Fireplace located at outdoor patio
- Outside Fireplace chimney is stone
- Solid fuel firebox and grate (No Glass)
- Manufactured Built firebox and flue
- Gas Supply Source is Liquid Propane
- The damper was tested for operation and appears to be functional
- Cresole built up noted inside chimney flue
- Appears to be missing required safety components or glass cover to prevent harmful CO2 intrusion into structure. Further evaluation and/or upgrades are advised

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Glass cover should also be applied to front of firebox for additional protection from fire hazards

Creosote should be cleaned from chimney before further usage

Outdoor fireplace appears adequate

Glass spark arrester is also advised

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Flue to outdoor chimney appears adequate

Flue appears adequate

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

Comments:
• There was an attached front and rear porch covering
• Tree limbs in contact with metal covering should be trimmed back from the roof deck

Tree limbs in contact with metal porch awning should be trimmed back minimum 6' from the covering

Metal roof covering at front porch appears adequate

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Metal roof covering at side porch appears adequate

☐ ☑ ☐ ☐ **L. Other**

Comments:
• Metal fencing {wrought iron} noted
• Barbed-wire fencing

II. ELECTRICAL SYSTEMS

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

Comments:
• Electrical panel is located on the exterior wall of the main structure
• Electrical panel #2 and/or subpanel is located at interior garage-barn
• Copper wiring
• 2 - 200 amp, 120/240v
• Panel Type: Circuit Breakers (Square D)
• Grounding Electrode System and Bonding: Present at Service Entrance, Securely fastened
• All components of the main service panel appear to be properly installed and functioning as intended
• Service entrance wiring is below ground
• Open breaker slot(s) in the service panel should be covered by a breaker filler plate(s) for safety reasons
• The service panel is not fully labeled. All breakers must be specifically identified as to appliances, lighting and receptacles

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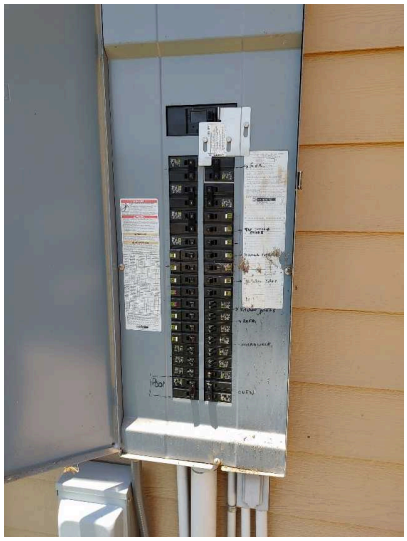
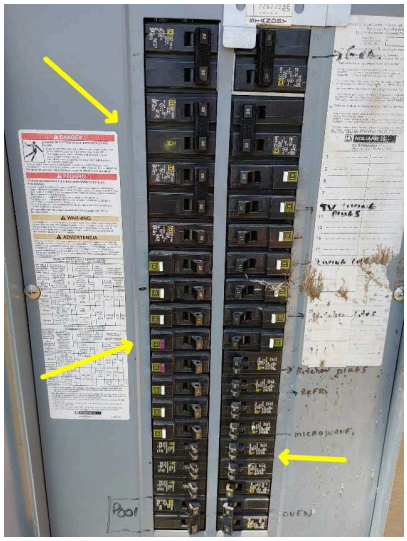
I	NI	NP	D

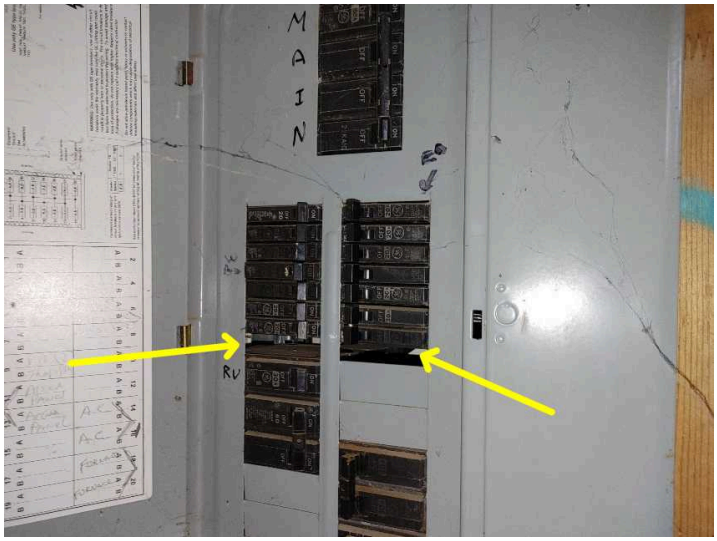


Main electrical service panel located South exterior side of structure



Breaker panel(s) missing labeling identification

Service panel #2 located at garage-barn location (Adequate)



Open breaker slots should be covered for safety reasons

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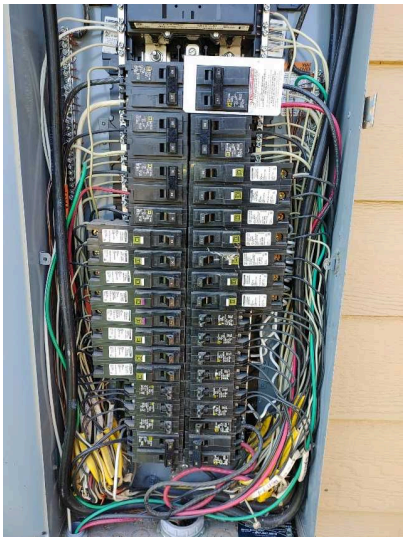
Service main in garage missing labeling identification



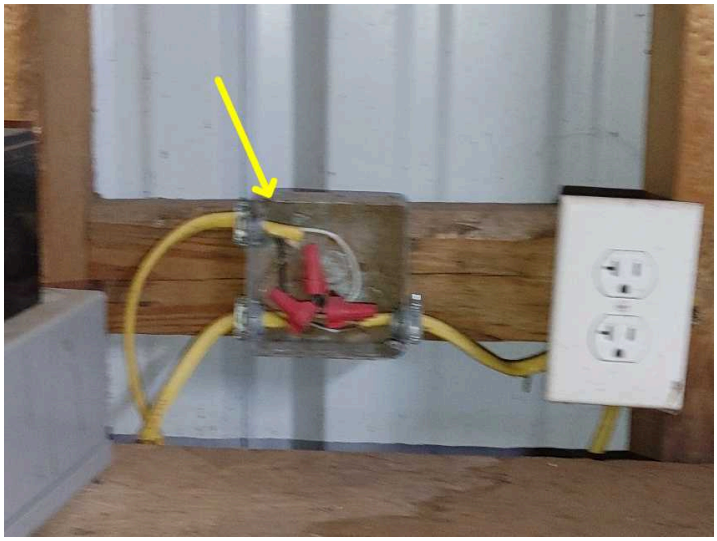
Square D brand, 220/240v, 200amp (Full)

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

Type of Wiring:
- Insulated Copper type; Non-Metallic Sheathed (NM) Cable Conductors
- "Romex" brand type wiring

Comments:
- Batteries are required at each smoke detector location(s)
- One or more light tubes were inoperable at fluorescent fixture in garage-barn
- Open junction boxes should be covered for safety reasons
- Openings noted around exterior junction box and/or missing knock-out plug(s)
- One or more electrical outlets are not protected by a GFCI receptacles at garage
- Missing cover plate(s) at various locations

Missing cover-plates at exterior plug outlet



Missing cover at junction-box

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Electrical outlets in garage should be GFCI protected for safety reasons

Fluorescent light fixture(s) inoperative at garage

Various plug outlet covers missing at garage-barn location(s)

☐ ☐ ☑ ☐ **C. Other**

Comments:

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems:
- Horizontal
- Forced Air
- Furnace (Fuel-fired Air Distribution)
- Furnace/air-handler(s) noted in attic space (Limited Access)

Energy Sources:
- Furnace is LP Gas/Electrical Powered
- Approx. 47,000 to 65,000 BTU/hr

Comments:
- Heat temperature readings with the thermostat set on heat mode, read 98-102 and appears to be heating the structure adequately
- The heating unit compartment appeared to have insufficient combustion air ventilation
- Could not access some of the registers due to personal belongings and/or furniture
- Could not access the heating unit
- Heating system thermostat location(s); Interior hallways
- Unable to determine the condensate outlet drain. Condensate runoff should be plumbed to drain directly into primary source location(s)
- The gas supply line was not equipped with a required sediment trap just before the appliance connector, at main structure
- Further evaluation of the air-handler/HVAC System is advised, for the unit at the guest house location

Furnace to main structure is LP Gas

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

I	NI	NP	D

☐ ☐ ☐ ☑ B. Cooling Equipment

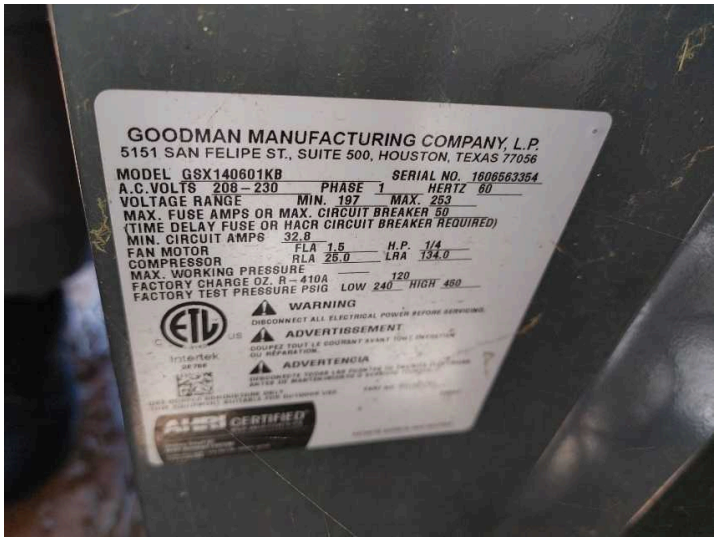
Type of Systems:
- Central-Full
- Split-System
- 2 - Outdoor Condensing Units
- 1 - 2 Ton AC Cooling Capacity (Garage-Barn)
- 1 - 5 Ton AC Cooling Capacity (Main Structure)
- HFC Type Refrigerant R-410A (Puron)

Comments:
- Ambient air test was performed by using thermometers on the air handler portion of Air conditioner units, to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees, which indicates that the unit(s) are cooling as intended for normal operation.

-Your AC Unit - Supply Air Temp: 54-56, Return Air Temp: 68, Temperature Variance: 14 Degrees F (Performing as intended)

- FYI: A secondary condensate drain line source and/or float switch shutoff device is required in case of primary drainage failure
- Thermostat Locations: Interior Hallway and guest house
- Primary condensate line drains out onto permeable ground
- Condensate drain pans are missing HVAC wet float switches in attic at garage-barn
- No P-Trap was visible on the condensate line and is required under current mechanical standards
- The condensate pan was observed to be holding water and should be corrected before further usage at garage-barn
- Rust and/or corrosion noted at interior condensate drip pan location(s)

Outdoor condenser-unit located at rear of main structure

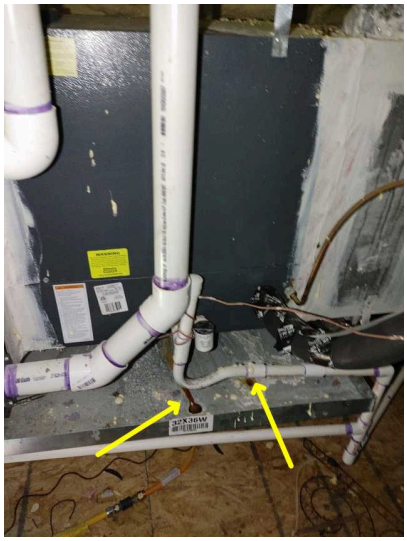


Type HFC R-410A, 5-Ton Capacity Rated (Adequate)

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

I	NI	NP	D

Insulation tubing should be applied around primary drain to prevent condensate blockage



Rust noted in the pan at main structure

Shutoff sensor should be applied to the condensate pan or at the backup drain

Standing water and rust in the drip pan should be cleaned before further usage

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

I	NI	NP	D

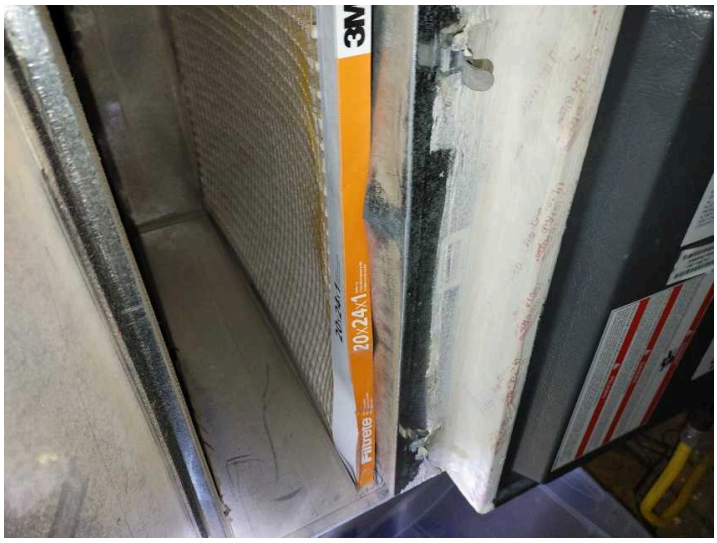
Photo diagram of a shutoff sensor

☐ ☐ ☐ ☑ C. Duct Systems, Chases, and Vents

Comments:
- Filter Type: Disposable
- Type of Ducting: Flex Duct
- Filter Replacement Location(s): Interior Attic at the Furnace Return and guest house
- Filter Sizes:

20"×24"× 1" and 16"x24"x1"

- Filter is dirty and should be replaced
- Filter(s) damaged and/or pulled up into air handler cabinet at garage closet

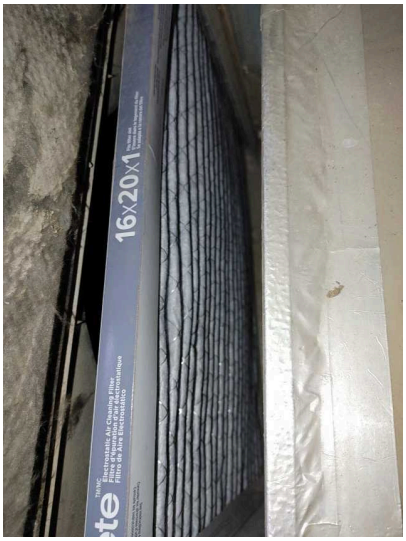


Filter replacement at main structure is advised

Duct cleaning advised at main structure

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

I	NI	NP	D



Filter replacement advised at the garage-barn location

☐ ☐ ☑ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

☐ ☐ ☐ ☑ **A. Plumbing Supply, Distribution System and Fixtures**

Location of water meter:
- Front of property
- Onsite Water Well: Front of Structure

Location of main water supply valve:
- Unable to locate (Under soil)
- Static water pressure reading: 42 psi (Adequate)
- Type of supply piping material: PEX
- Sewer Source: Onsite Septic
- FYI: An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or through lawn irrigation systems that can contaminate the household water system if not applied
- One or more of the exterior hose bibs {faucets} were not equipped with a back flow and/or anti-siphon {vacuum breaker} device
- Openings in shower wall tile and missing weepholes
- Loose and/or damaged tiles were observed in the shower area

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

I	NI	NP	D

Missing backflow devices at exterior hosebibs

Backflow prevention advised at exterior hosebib

Static water appears adequate

Openings around shower enclosure

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

I	NI	NP	D

Grout missing between stones at interior shower

Grout deterioration between stones inside shower enclosure

Various stones appeared loose at interior shower enclosure

Openings in grout seams between stones at main shower enclosure

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

I	NI	NP	D

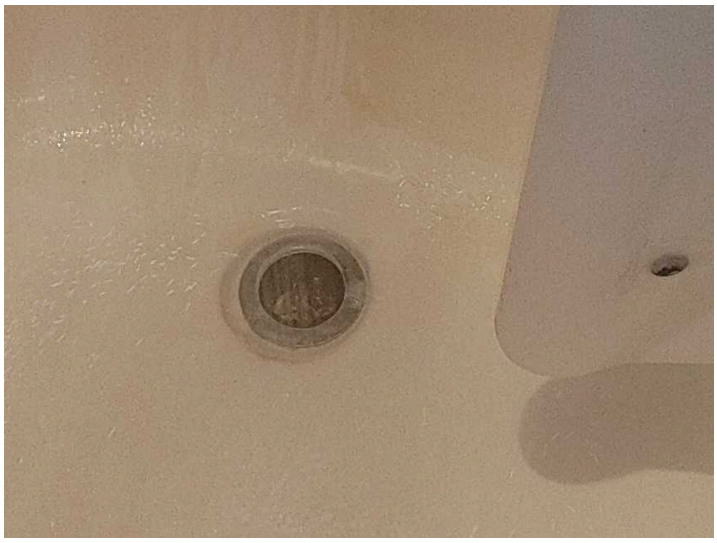
Backflow prevention advised at each exterior hosebib

☐ ☐ ☐ ☑ B. Drains, Wastes, and Vents

Type of drain piping material: PVC

• A General Home Inspection is a visual inspection of the homes major systems and their visible, accessible components. I evaluate drain pipes by operating and observing each operable home plumbing fixture to ensure proper drainage at each fixture at the time of the inspection. Blockages can occur between the time the home is inspected and the time you move in, sometimes due to cleaning activities. Blockages will eventually occur, usually relative in severity to the age of the plumbing system, and will range from minor blockages of branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main sewer line. Minor blockages are usually easily cleared, either by chemical or mechanical means or by removing and cleaning the traps. If the home has any type of drainage problems, you may wish to have the main waste line video-scanned by a professional plumbing expert

• Missing drain stops (Pop-up Assemblies) at all vanity basin location(s)



Missing drain stop at tub basin

Missing drain stop devices at bathroom vanities

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I	NI	NP	D

C. Water Heating Equipment

Energy Source:
- Water heater is electric
- Water heater(s) located in the attic

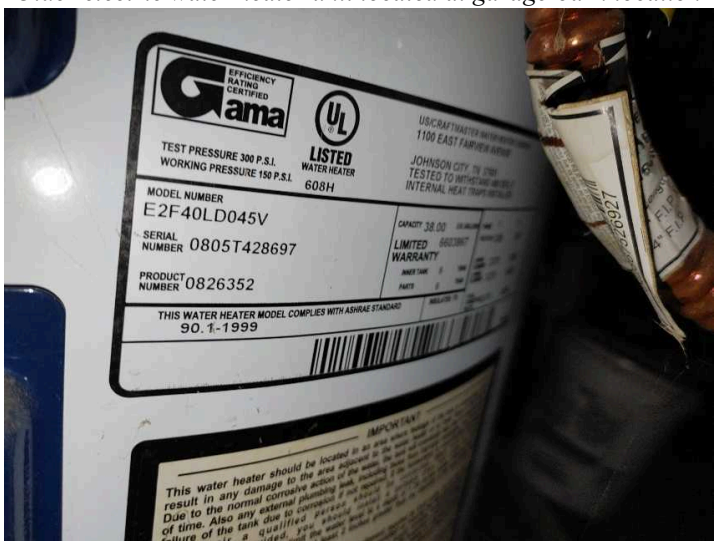
Capacity:
- Unit is 38 gallons, at garage-barn location
- Two 50 Gallon Units

Comments:
- Improper components used for the T&PR Valve discharge drainage line and also appears to be reduced in size at the termination point exterior of structure

2-50 Gallon Electric Water Heater Units located in attic

Older electric water heater unit located at garage-barn location

TPRV reduced in size at the 38 gallon water heater unit



38 Gallon Capacity Water Heater

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

I	NI	NP	D

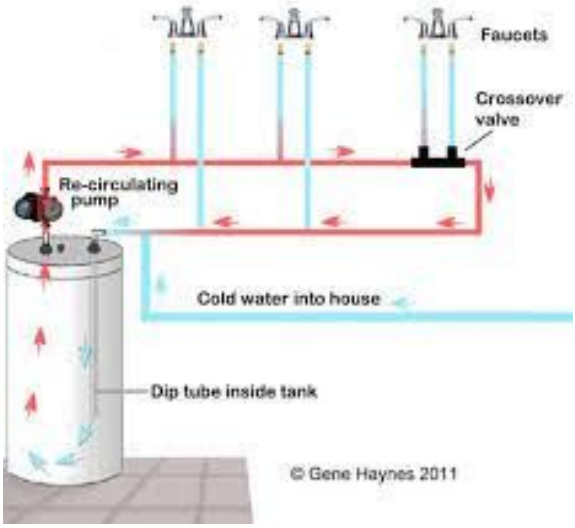


Illustration diagram of how to install circulation system

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

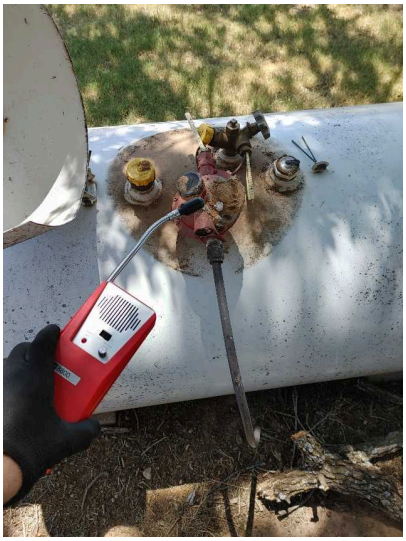
Location of gas meter:
• Rear of structure
Type of gas distribution piping material:
• Liquid Propane (LP)
Comments:
• Above ground horizontal high capacity "torpedo tank" appears to be performing adequately (No gas leaks)

Propane storage tank located NW of structure

LP gas inlet line to structure appears adequate

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

I	NI	NP	D



No gas leaks were detected

☑ ☐ ☐ ☐ **F. Other**

Comments:
• Appears to be performing as intended

V. APPLIANCES

☐ ☐ ☐ ☑ **A. Dishwashers**

Comments:
• FYI: In the event of a sewer backup a backflow device or simple loop in the drain can prevent sewer matter from entering back into the dishwasher. Advise having a qualified plumber install an air gap to prevent possible contamination.
• Lack of a proper air gap noted and/or high loop drain line at dishwasher

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I	NI	NP	D

Backflow prevention should be applied

B. Food Waste Disposers

Comments:
• Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:
• FYI: Even though gas range tops and oven burners have such a relatively low BTU input they can be operated safely without venting and may not even be required by today's standards. It is equally essential to properly apply ventilation to remove strong odors and/or unhealthy impurities commonly produced by cooking food in and enclosed area
• No range hood was present at the time of the inspection

Missing venthood at kitchen cook top

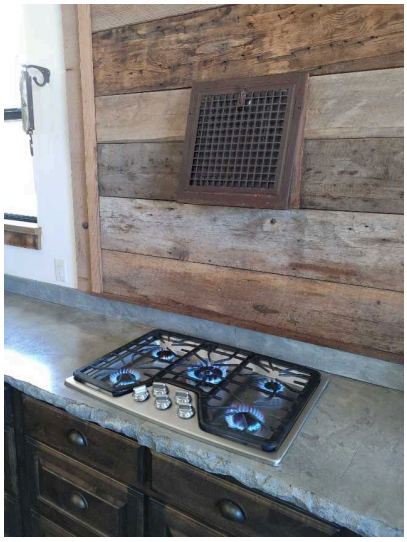
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ D. Ranges, Cooktops, and Ovens

Comments:
• Cooktop: Propane {LP}
• Oven(s): Electric Element

LP Gas cook top appears to be performing adequately



Gas fired appliances should have a method to vent out exhaust

Top oven heating adequately

Bottom oven heating adequately

☑ ☐ ☐ ☐ E. Microwave Ovens

Comments:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

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

I	NI	NP	D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• The bath fan{s} were functioning as intended at the time of inspection and appear to be properly vented outside of structure

G. Garage Door Operators

Comments:
• Interior locks should be disabled and/or removed when automatic door opener is in place

H. Dryer Exhaust Systems

Comments:
• FYI: According to some dryer installation instructions and local building codes, booster fans should be added in the dryer duct run when the length of duct exceeds 25 feet with no bends, 20 feet with one bend or 15 feet with 2 bends. With an existing system you may find that drying times are far longer than the dryer manufacturers instructions give, this may indicate that you have an duct run longer and more restrictive than your dryer can handle. Installing a mechanical dryer booster in the duct line will relieve the excess pressure in the duct allowing the dryer to operate as designed
• FYI: Screened dryer vent covers are prohibited by today's standards. The exterior cover should not have a screen since it will cause lint build up and block the vent over time
• Dryer duct appears restricted or terminates at roof deck and extends uphill more than 25 feet
• Dryer exhaust vent termination covered by heavy lent or debris and appears restricted

Screened dryer vent full of lint at roof peak

I. Other

Comments:

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☐ A. Landscape Irrigation (Sprinkler) Systems

Comments:
• The sprinkler system appeared functional and was tested in the manual setting only

Lawn irrigation equipment performed adeqautely

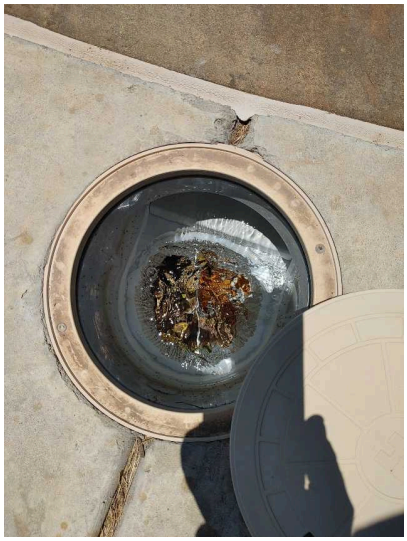
☐ ☐ ☐ ☑ B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
• In-Ground
• Concrete/Shotcrete
• Gunite

Comments:
• The pool and/or spa components appeared to be functioning as intended at the time of the inspection
• NOTE: This segment of the Inspection Report is based upon the current conditions of the pool and/or tub spa components at the time of the inspection. This inspection reflects deficiencies in the condition of the above ground controls and/or devices, visible pool surfaces noting cracks in the tile, coping and deck surface and all standard compliance issues for pool barriers. The pool lighting, steps, slides, diving boards are reviewed as well as drains, skimmers and valves. As per TREC guidelines; the Inspector is not required to dismantle or operate valves, determine the presence of subsurface leaks, add water into the pool and/or spa, inspect any winterized components or chlorinators and chemical dispensers aside from visual leakage and/or deterioration. It is recommended that a qualified pool service technician be consulted for a complete review of the entire system
• A diatomaceous earth {DE} type filter was noted at the pool equipment
• The below water pool surfaces appeared to be in need of a cleaning

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

I	NI	NP	D



Leaf baskets full of debris should be cleaned

Water level was low at time of inspection

Pool equipment should be protected from UV exposure

Variable speed pump motor and skimmer performing adequately

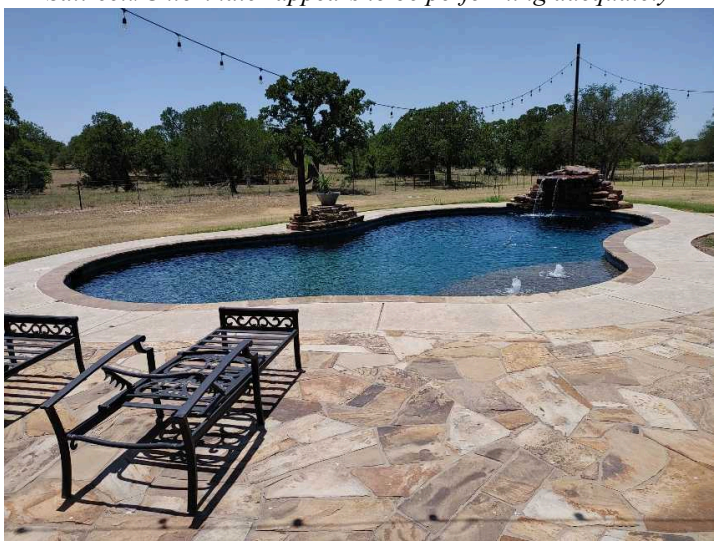
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Booster pump performing adequately

Salt-cell/Chlorinater appears to be performing adequately

DE Filter tank should be backwashed monthly (Re-add DE after backwashing)



Pool servicing is advised

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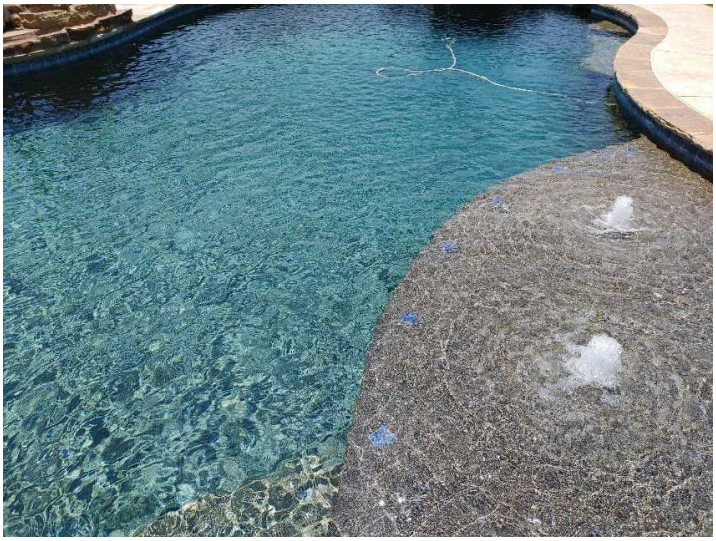
I	NI	NP	D



Algae buildup around sides of pool should be cleaned

☐ ☐ ☐ ☑ **C. Outbuildings**

Comments:
- Metal shed at front of property
- Metal roof was observed on shed

Guest House/Barn/Garage situated North side of property

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

I	NI	NP	D

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

Type of Pump:
• (A coliform analysis is recommended)
• Submersible deep well
Type of Storage Equipment:
• Pressure tank
Comments:
• Regular maintenance of your well is required to ensure the continued safety of your water and to monitor for the presence of any contaminants

Pressure tank appears adequate

Drilled well and sanitary cap located at front of property

☑ ☐ ☐ ☐ E. Private Sewage Disposal Systems

Type of System:
• Appeared to be a {1000} gallon fiberglass septic tank
• Standard or Conventional Septic System
Location of Drain Field:
Comments:

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

I	NI	NP	D

Septic tank situated rear of structure at south side property

Septic alarm appears adequate

☐ ☐ ☑ ☐ **F. Other Built-in Appliances**

Comments:

☐ ☐ ☑ ☐ **G. Other**

Comments:

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

•Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
•Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
•Ordinary glass in locations where modern construction techniques call for safety glass;
•The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
•Excessive spacing between balusters on stairways and porches;
•Improperly installed appliances;
•Improperly installed or defective safety devices; and
•Lack of electrical bonding and grounding.

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	• Low soil loads around the foundation should be restored back to 4 to 6 inches of clearance from the brick ledge
Page 4 Item: B	Grading and Drainage	• Low soil observed at one or more sides of the structure and recommend additional backfill • Underground drainage source is advised at front of structure • Fire ant mounds should be removed from property to prevent personal injury • Soil erosion around downspouts
Page 6 Item: C	Roof Covering Materials	• Tree limbs and high foliage in contact or hanging near roof decking should be trimmed minimum 6 feet, to avoid damage to shingle components. This condition can become conducive to the roof covering until corrected • Various shingle tabs lifted or detached from roof deck • Some granule loss noted at various roofdeck locations
Page 8 Item: D	Roof Structure and Attics	• Bolt hardware loose or damaged at attic pulldown ladder location(s). Advise correction as necessary to protect from personal injury
Page 9 Item: E	Walls (Interior and Exterior)	• The exterior veneer / cladding has some deterioration and/or damage
Page 9 Item: G	Doors (Interior and Exterior)	• Some doors were inoperable and/or did latch properly • Entry door catches around door jamb or requires force to open at side of structure
Page 10 Item: H	Windows	• One or more of the window screens were observed to be damaged and/or missing
Page 10 Item: J	Fireplaces and Chimneys	• Cresole built up noted inside chimney flue • Appears to be missing required safety components or glass cover to prevent harmful CO2 intrusion into structure. Further evaluation and/or upgrades are advised
Page 12 Item: K	Porches, Balconies, Decks, and Carports	• Tree limbs in contact with metal covering should be trimmed back from the roof deck
ELECTRICAL SYSTEMS		
Page 13 Item: A	Service Entrance and Panels	• Open breaker slot(s) in the service panel should be covered by a breaker filler plate(s) for safety reasons • The service panel is not fully labeled. All breakers must be specifically identified as to appliances, lighting and receptacles
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	• One or more light tubes were inoperable at fluorescent fixture in garage-barn • Open junction boxes should be covered for safety reasons • Openings noted around exterior junction box and/or missing knock-out plug(s) • One or more electrical outlets are not protected by a GFCI receptacles at garage • Missing cover plate(s) at various locations

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 17 Item: A	Heating Equipment	• Unable to determine the condensate outlet drain. Condensate runoff should be plumbed to drain directly into primary source location(s) • The gas supply line was not equipped with a required sediment trap just before the appliance connector, at main structure • Further evaluation of the air-handler/HVAC System is advised, for the unit at the guest house location
Page 18 Item: B	Cooling Equipment	• Condensate drain pans are missing HVAC wet float switches in attic at garage-barn • No P-Trap was visible on the condensate line and is required under current mechanical standards • The condensate pan was observed to be holding water and should be corrected before further usage at garage-barn • Rust and/or corrosion noted at interior condensate drip pan location(s)
Page 20 Item: C	Duct Systems, Chases, and Vents	• Filter is dirty and should be replaced • Filter(s) damaged and/or pulled up into air handler cabinet at garage closet
PLUMBING SYSTEMS		
Page 21 Item: A	Plumbing Supply, Distribution System and Fixtures	• One or more of the exterior hose bibs {faucets} were not equipped with a back flow and/or anti-siphon {vacuum breaker} device • Openings in shower wall tile and missing weepholes • Loose and/or damaged tiles were observed in the shower area
Page 24 Item: B	Drains, Wastes, and Vents	• Missing drain stops (Pop-up Assemblies) at all vanity basin location(s)
Page 25 Item: C	Water Heating Equipment	• Improper components used for the T&PR Valve discharge drainage line and also appears to be reduced in size at the termination point exterior of structure
APPLIANCES		
Page 27 Item: A	Dishwashers	• Lack of a proper air gap noted and/or high loop drain line at dishwasher
Page 28 Item: C	Range Hood and Exhaust Systems	• No range hood was present at the time of the inspection
Page 30 Item: H	Dryer Exhaust Systems	• Dryer duct appears restricted or terminates at roof deck and extends uphill more than 25 feet • Dryer exhaust vent termination covered by heavy lent or debris and appears restricted
OPTIONAL SYSTEMS		
Page 31 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	• The below water pool surfaces appeared to be in need of a cleaning