



Jul 18th, 2024



Home Inspection Report

PREPARED FOR:



INSPECTED BY:

Malcolm Melancon / Hidden Gem Real
Estate Inspections, PLLC





PROPERTY INSPECTION REPORT FORM

Name of Client	Date of Inspection
Address of Inspected Property	
Malcolm Melancon	24288
Name of Inspector	TREC License #
N/A	N/A
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).

RESPONSIBILITY 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

INTRODUCTION



Property Description Property Description

Information: The property at 31302 Alice Ln is a wood framed, single story, single family home on a placed concrete, slab-on-grade foundation. The outer facade was masonry brick and cementitious siding with a 2x6 rafter and 2x6 joists roof structure with purlin braces and collar ties supporting a roof slat deck and asphalt shingles. The insulation in the attic was between 18" and 24" . The electrical system was a city supplied lateral (underground) system with the meter 125 amp emergency cut off breaker on the rear of the home. Eaton main entrance panel was located on the rear of the home. The branch circuits were observed as copper wiring. The HVAC system was a split system with the undetermined sized condenser unit on the rear exterior of the home. The heating element and evaporator core was located in the attic of the home and the differential temperature was tested between the supply and return vents and was observed at 42 degrees. The HVAC supply ducting was collapsible aluminum ducting. The plumbing supply meter was located on the front left side of the home and the piping was galvanized pipe. The plumbing distribution appeared to be PEX piping and the wastes, drains and vents were PVC. All plumbing exhibited proper flow. The supplied water heater was a QuLity Design gas supplied 40 gallon capacity water heater. The gas meter was located on the front right side of the home and was supplied with painted steel pipe. The appliances were all tested through normal operating procedures for proper operation. The following is a report on the following systems, components, materials and deficiencies observed at the time of inspection.

Comments:

I. STRUCTURAL SYSTEMS



Standards of Practice - Structural Structural Standards

Information: The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings, and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. The inspector is not certified for Wood Destroying Insects (WDI) or certified in Mold Mitigation or inspections and by the standards and cannot make comments that pertain to specifically to these areas of inspection. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern,

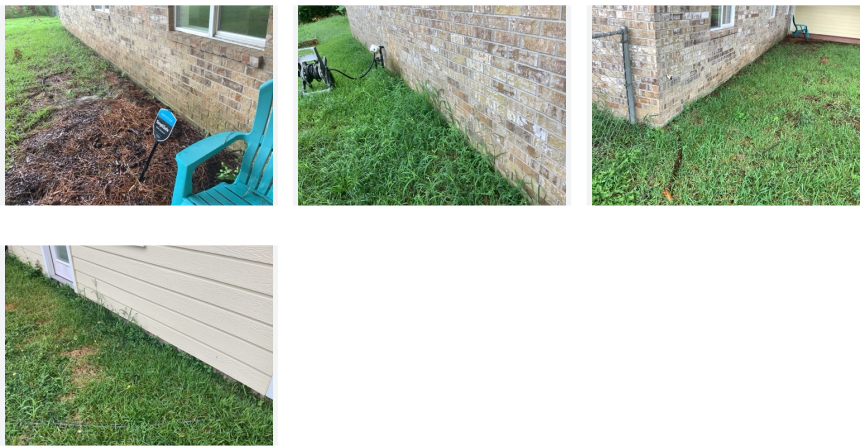
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some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:



A. Foundations Placed concrete,Slab-on-grade
Media:



Information: The foundation was a placed concrete, slab on grade foundation.

Comments:

- **Good Concrete**
Information: Based upon the observable areas of the foudantion, It appears that the foundation is performing as intended at the time of inspection. In order to maintain the performance from the slab, it is recommended that the foundation be maintained during the times of extreme weather.

Location: Visible portions for the foundation

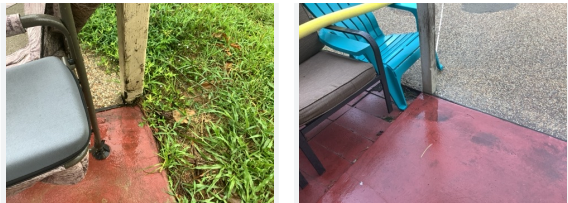
Media:



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- **Wood in contact with grade at the columns**
Information: In order to prevent wood deterioration and attract wood destroying insects. It is recommended that a qualified contractor make the necessary repairs and remove the deteriorated wood.

Location: Back of home.
Media:



- **Foundation to low/grade to high**
Information: In order to prevent wood destroying insects access to the home. It is recommended that there be 4" of exposed concrete around the exterior of the home to grade. It is recommended that a qualified landscaper lower the grade to leave 4" of exposed foundation

Media:



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- B. Grading and Drainage** Flat grading
Recommended grade around a home: 6" to every 10'
Media:



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Comments:

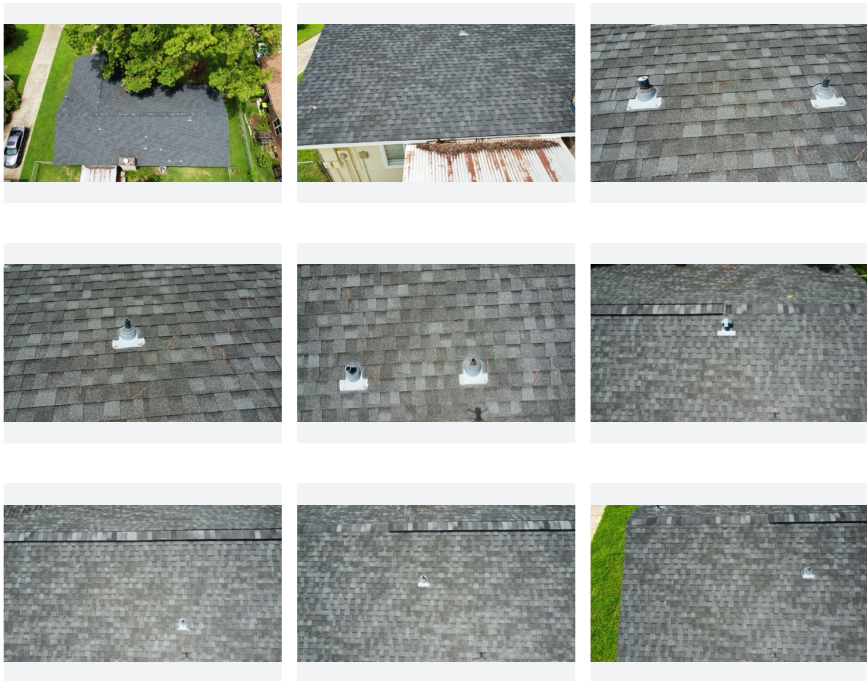
- **Dead or missing sod observed in the yard**
Information: In order to help prevent premature deteriorations of the yards grade, it's recommended that licensed landscaper replace all missing or dead sod.

Location: Front of home
Media:

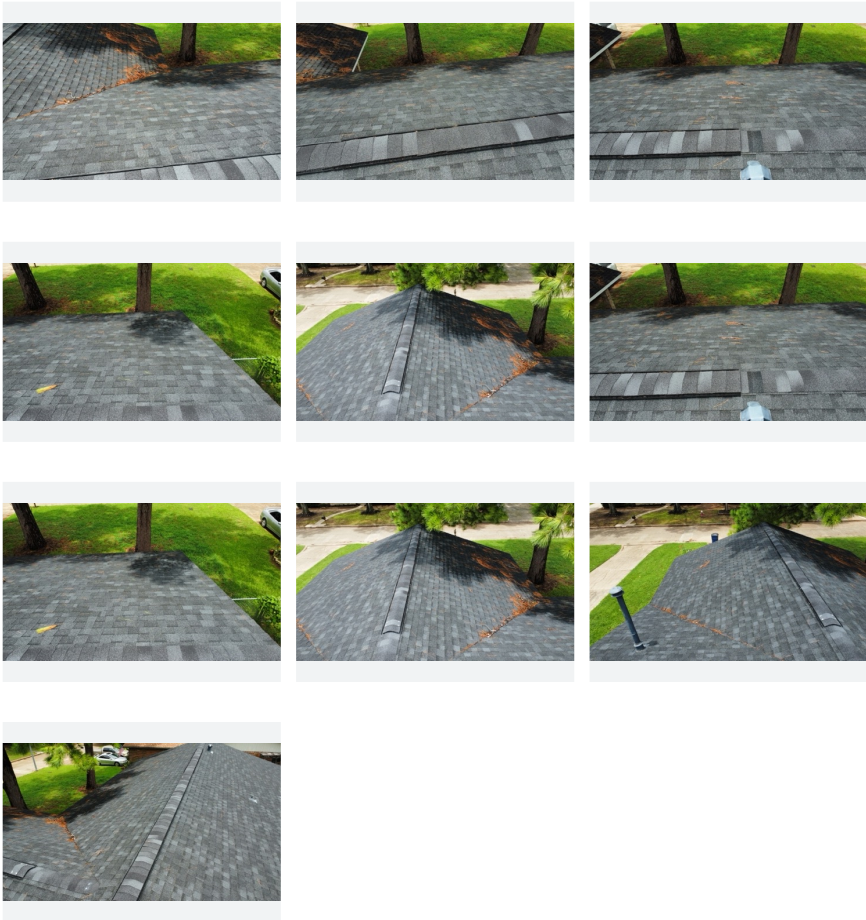


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C. Roof Covering Materials Architectural asphalt
Viewed From: Observed with Drone
Media:



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Location: Roof

Information: The roof covering materials were observed as an architectural style asphalt shingle on top of a wood slat deck. The architectural style asphalt shingle is a 30 year shingle.

Comments:

- **Water stains in the attic.**
Information: In order to prevent water intrusion into the attic, it is recommended that the water stains in the attic be monitored during the rain and if water becomes evident during the rain, it is recommended that a qualified contractor evaluate the roof for repairs or replacement.

Location: Attic

Media:



- **Roof shingles not flush with edge of roof**
Information: In order to prevent uplift during windstorm events, it is recommended that a qualified contractor cut edge row shingles flush with the roof's edge.

Location: Roofs edge

Media:

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I	NI	NP	D



- missing kick out, flashing At the chimney on the roof. in order to prevent stains on the masonry brick on the Chimney, it is recommended that flashing be installed at the chimney.

Location: Roof
Media:



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D. Roof Structures and Attics Rafters,2x6,Joists,Collar ties,Purlin Braces
Approximate Average Depth of Insulation: 24' or more
Media:



Location: Attic
Information: The roof structure was observed as 2 x 6 rafters and 2 x 6 joists and purlin braces and collar ties.
Comments:
• **Missing insulation**
Information: In order to ensure proper insulation of the home from the attic space, it is recommended that a qualified contractor install the missing insulation.
Location: Hallway of the home.
Media:

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- **Signs of previous moisture and heat on the bottom of the decking for the roof**
Information: There was multiple locations that shows signs of moisture and heat. it is recommended that a qualified rooferevaluate the roof deck and make the necessary repairs.

Location:

Media:



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E. Walls (Interior and Exterior) Masonry brick,cementitious siding,Painted, textured drywall

Media:



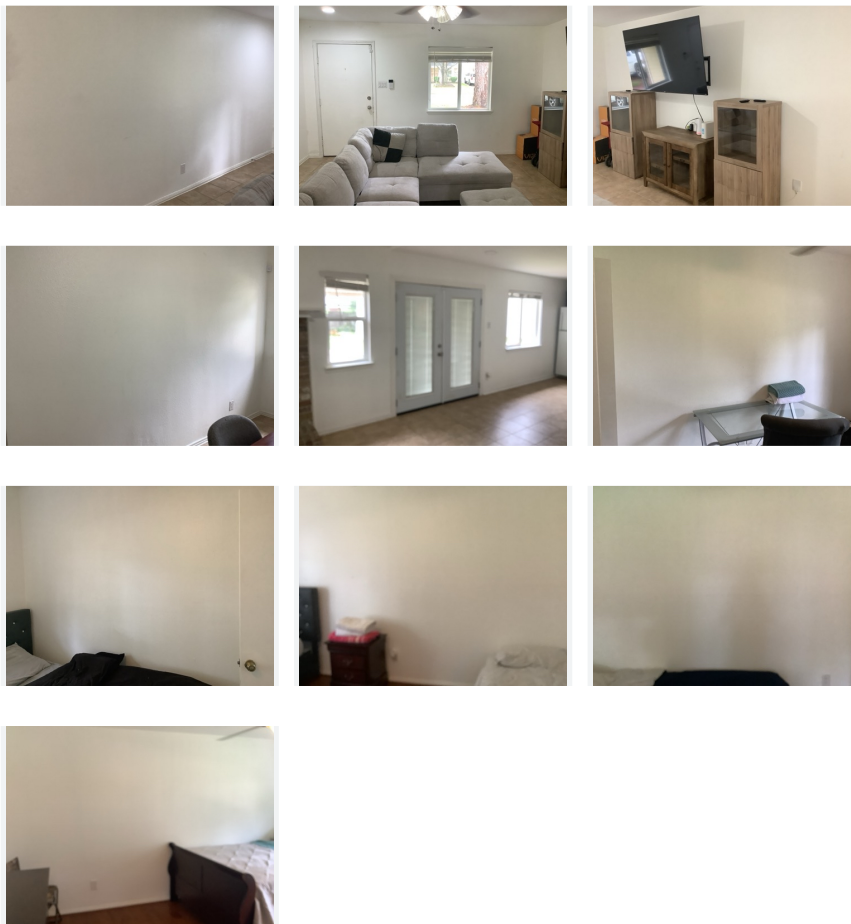
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NP= Not Present

D= Deficient

I NI NP D



Information: The exterior walls were a combination of masonry, brick and cementitious siding or hardy plank.

Comments:

- **Missing expansion joints in the brickwork**

Information: In order to prevent cracking in the brick, it's recommended that a qualified brick mason install expansion joints every 20 feet for walls with openings (windows, doors etc) in them and every 25 feet for walls without openings to prevent further cracking of the brick.

Media:



- **Unfinished patches on the interior of the home. Paint does not match.**

Information: There is a spot in the main entertainment room that the paint does not match. It appears there could be a prior repair.

Location: Main entertainment room

Media:

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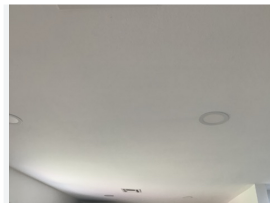
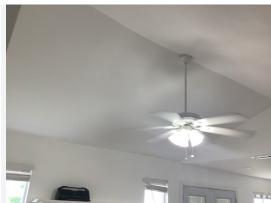
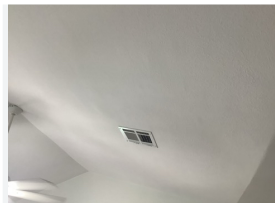
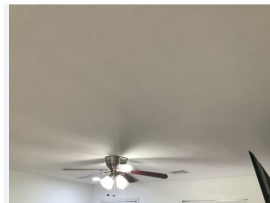
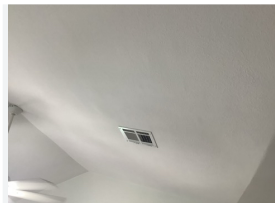
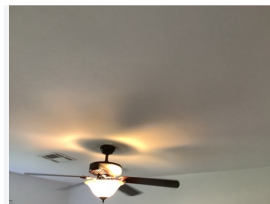
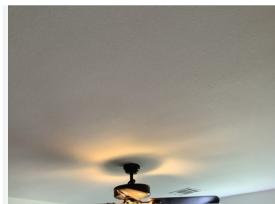
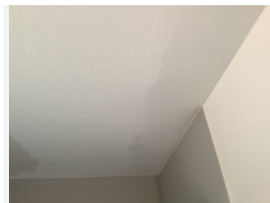
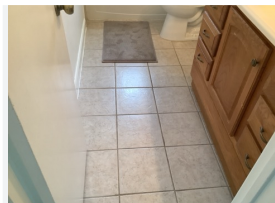
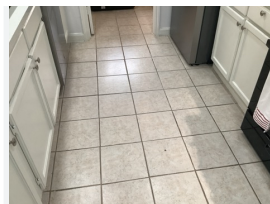
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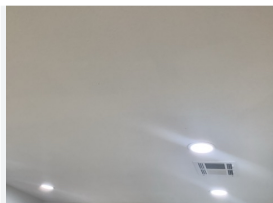
F. Ceilings and Floors painted,textured,Hard wood floors,drywall,ceramic tile,Carpet

Media:



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I NI NP D



Information: The floor throughout the house was a combination of ceramic tile, hardwood floors, and carpet. The ceilings were observed as painted textured drywall.

Comments:

- **Bad patch**

Information: there was a bad patch in the primary bathroom of the home. It is recommended that the repair be completed.

Location: Primary bathroom

Media:



- **Prior leak in the bathroom**

Information: The ceiling in the primary bathroom was observed with a crack increase, and a water stain. This would appear to be from a previous leak in the attic.

Location: Primary bathroom

Media:



G. Doors (Interior and Exterior) Solid wood,hollow wood

Media:



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I	NI	NP	D



Information: The doors throughout the home were a combination of solid wood doors of the exterior, Hollow wood doors for the rest of the home.

Comments:

- **Missing weatherstripping keepers**
Information: In order to prevent water intrusion and conditioned air from leaking out of the home, it's recommended that a qualified contractor install the missing weather-stripping keepers on the bottom of the door jamb.

Location: Exterior doors

Media:



- **Damaged weatherstripping**
Information: In order to prevent conditioned air from leaking out and potential water from entering into the home, it's recommended that a qualified contractor repair or replace the damaged weather stripping at the door(s).

Location: Front door

Media:



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I	NI	NP	D

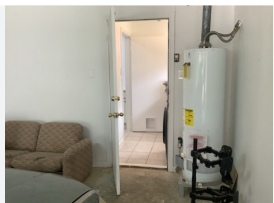
- **Improperly installed door**
Information: In order to prevent water intrusion into the home and ensure proper operation, it's recommended that a qualified contractor properly install the door so, the door frame stops are on the exterior side of the home.

Location: Garage
Media:



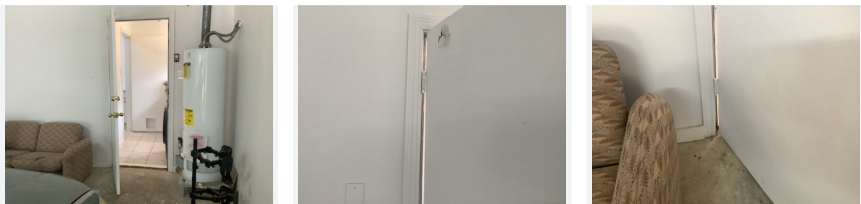
- **incorrect door at the garage entrance**
Information: In the event of a fire, in order to ensure the slow of spread of fire, its recommended that the door that lead from the garage into the home that no hollow core doors, doors less than 1 3/8' thick and/or doors with glass are permitted.

Location: Garage
Media:



- **Missing self-closing door hinges**
Information: In order to slow the spread of a potential fire, prevent potential stored chemical vapors and automotive exhaust from entering the home, it's recommended that the garage to interior door have self-closing hinges activated or installed.

Location: Garage
Media:

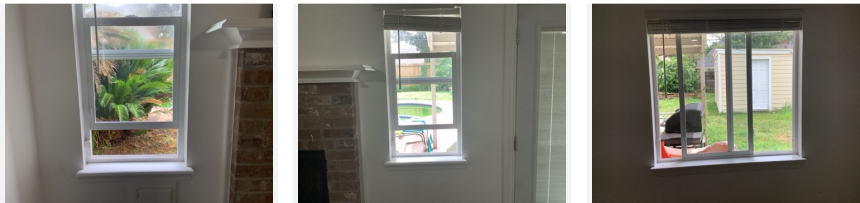


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H. Windows Double Pane,Double hung,Vinyl frame
Media:



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



Location: Throughout the home

Information: The windows throughout the home were observed as vinyl framed double pane, single hung windows.

Comments:

- **Missing window screens**
Information: In order to prevent the intrusion of flying insect into the home when the windows are open, it's recommended that a qualified contractor install the missing window screens.

Location: Throughout the home.

Media:



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I. Stairways (Interior and Exterior)

Comments:

- **Not Present**

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J. Fireplaces and Chimneys Gas Fireplace, Gas assisted masonry fireplace

Media:



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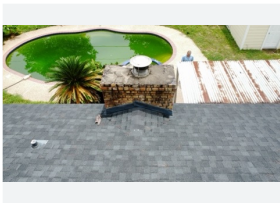
Location: Dining room

Comments:

- Deteriorated chimney cap/spark arrestor**
Information: In order to prevent further corrosion, it's recommended that a qualified contractor sand, prime and paint the chimney cap and spark arrestor.

Location: Chimney

Media:



- Missing damper**
Information: To ensure proper release of gases in the firebox, its recommended that a qualified contractor inspect and repair the missing damper for fireplace

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K. Porches, Balconies, Decks, and Carports Concrete Porch and Balcony

Media:



Comments:

- Damaged columns**
Information: In order to ensure the structural integrity of the rear covered patio, it's recommended that a structural engineer inspect the damaged columns.

Location: Back patio.

Media:



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

I NI NP D
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L. Other
Comments:
 • **Not Present**
Information:

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Standards of Practice - Summary Structural Standards
Information: The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

II. ELECTRICAL SYSTEMS

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Standards of Practice - Electrical Electrical Standards
Information: The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring.

I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficient
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The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

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A. Service Entrance and Panels Aluminum,Lateral service entrance wiring,Eaton,125 amp
Media:



Location: Right rear of home

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Information: The city supplied electrical meter was located the exterior wall at the right rear of the home. The main service entrance wiring was a lateral service or underground. The aluminum main service entrance wiring supplied the Eaton 125 amp main service entrance panel next to the city supplied meter.

Comments:

- Missing grounding rod/wire**
Information: In order to ensure the home is properly grounded, it is recommended that a licensed electrician install the missing grounding rod and grounding wire.

Location: Right rear of home

Media:



- Missing antioxidant gel**
Information: In order to prevent oxidation of aluminum electrical service line connection at the electrical main service entrance panel, it is recommended that a licensed electrician apply the anti-oxidant gel at the connections.

Location: Main service entrance panel

Media:



- White wires at breakers**
Information: In order to ensure the hot wires to the breakers and to prevent confusion and possible injury from electrical shock, it is recommended that all white wires in the service panel servicing breakers be marked or labeled black.

Location: Main service entrance panel

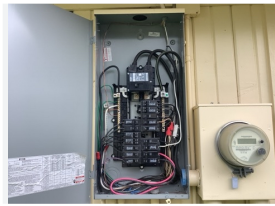
Media:



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B. Branch Circuits, Connected Devices, and Fixtures The wiring was determined at the Main Service Entrance panel
Type of Wiring: Copper
Media:

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I	NI	NP	D



Location: Throughout the home.

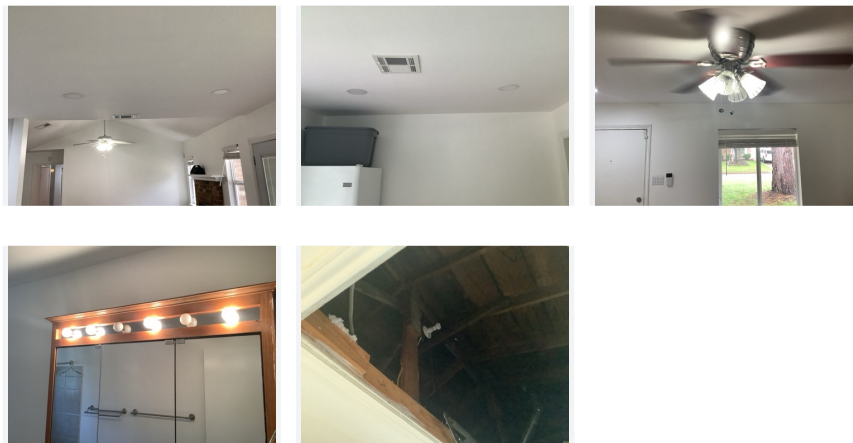
Comments:

- **Missing/burnt out bulbs**

Information: In order to ensure that the light fixtures are fully functional, it is recommended that the owner replace all burnt out or missing bulbs in the home.

Location: Multiple locations

Media:

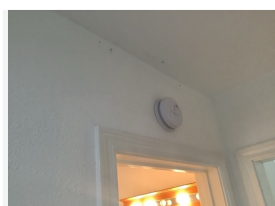


- **Missing carbon monoxide detectors**

Information: In order to detect the presence of carbon monoxide, it is recommended a carbon monoxide detector be installed at least 15' from every sleeping room.

Location: Hallway

Media:



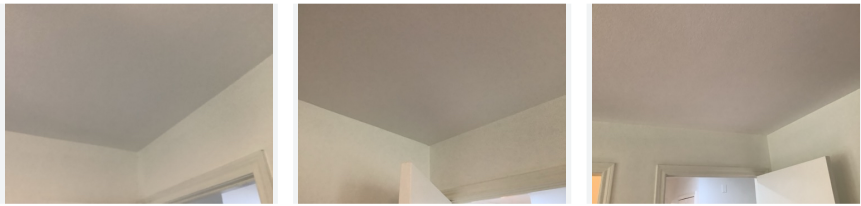
- **Missing smoke detectors**

Information: In order to detect the presence of smoke (thus indicating a potential fire in the home), it is recommended a smoke detector be installed in every sleeping room.

Location: All sleeping rooms

Media:

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I	NI	NP	D



- Receptacles observed with out grounding**
Information: The receptacles in the bedrooms were observed without grounding. It is recommended that the licensed electrician ground the receptacles.

Location: Primary bedroom, Guest bedroom 2, Guest bedroom 3

Media:



- The receptacles in the kitchen were not GFCI protected**
Information: In order to prevent electrical shock, it is recommended that a licensed electrician installed GFCI protected receptacles in the kitchen.

Location: Kitchen

Media:



- The GFCI protected receptacle in the primary bathroom would not reset.**
Information: In order for the receptacle to operate properly, the GFCI protected receptacle has to reset. It is recommended that a licensed electrician replace the receptacle.

Location: Primary bathroom

Media:

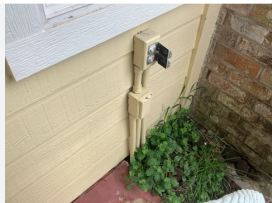


- The GFCI protected receptacle on the rear exterior of the home would not reset.**
Information: it is recommended that a licensed electrician evaluate the receptacle and make the necessary repairs.

Location: Rear exterior of the whole

Media:

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



- **There were no GFCI protected receptacles on the exterior of the home.**
Information: All wet areas, Ing the exterior of the home are required to have GFCI protected receptacles. It is recommended that a license Electrician install GFCI protected receptacles on the exterior of the home.

Location: Exterior of the home.
Media:



☒ — — —

C. Other Sub-panel
Media:



Location: Below the main service panel
Information: The General Electric 60 amp breaker for the pool equipment.
Comments:

☒ — — —

Standards of Practice - Summary Electrical Standards
Information: The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed, and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The structure of the home was inspected and reported on with the above information. While the inspector makes

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I	NI	NP	D

every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Standards of Practice - Heating and Air Conditioning Systems HVAC Standards of Practice

Information: The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or the uniformity or adequacy of heat supply to the various rooms. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

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

I NI NP D

☑ — — ☑

A. Heating Equipment Payne
Energy Sources: Natural gas
Media:



Location: Attic
Information: The HVAC system was a split system with the gas furnace and the evaporator core located in the attic of the home while the condenser unit was located on the exterior of the home in the backyard.

Comments:

- **Malfunctioning safety switch**
Information: In order to ensure the safety of the technician working on the unit, it is recommended that a licensed HVAC technician replace the safety switch that did not shut off the unit when the service door was removed. The service door of the unit was loose And the furnace operated with the service door, not secured. It's recommended that a qualified HVAC technician evaluate the unit to ensure that the safety switch is operating properly.

Location: Attic
Media:



- **Differential temperature**
Information: The differential temperature was taken between the supply and return registers with an infrared camera. According to the Texas standards, the differential temperature for a gas furnace should be above 42. The differential temperature was recorded at 42° or better at the register closest to the unit.
- **No drip leg at gas line**
Information: There was no drip leg observed at the gas line leading into the furnace cabinet. In order to prevent premature deterioration of the heat exchanger due to moisture in the gas line, it is recommended that a drip leg be installed in the gas line.

Location: Attic
Media:



- **Ungrounded gas line**

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

Information: The gas line leading to the furnace cabinet was observed as metal flex gas line. The metal flex gas line did not appear to be grounded. It is recommended that a licensed HVAC technician either ground the metal flex line or replace the flex line with yellow flex gas line.

Media:



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B. Cooling Equipment Label not readable,Payne

Type of Systems: Central A/C

Media:



Nameplate:



Location: Rear left of home

Comments:

- **Damaged compressor coils**

Information: In order for the AC system to run effectively and efficiently, it is recommended that a licensed AC technician repair the damaged compressor coils.

Media:



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

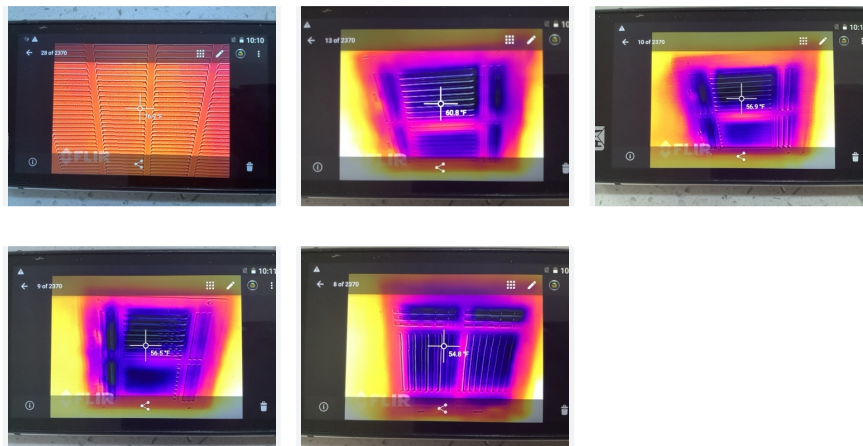
- **Dirty evaporator coils**
Information: In order for the AC system to run effectively and efficiently, it is recommended that a licensed AC technician clean the evaporator coils.

Media:



- **Differential temperature**
Information: The differential temperature was taken between the supply and return registers for the central AC system with an infrared camera. The differential temperature for a central AC system according to the Texas standards is between 14 and 22°. The differential temperature recorded between the supply return registers was observed In between 14 and 22°

Media:



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C. Duct Systems, Chases, and Vents Insulated flex

Media:



Location: Attic

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

Comments:

- **Kinked ducting**
Information: In order to ensure proper air flow through the AC ducting, it is recommended that the kinks in the ducting be removed.

Location: Attic
Media:



- **Touching ducts**
Information: In order to prevent condensation from forming between touching supply ducts, it is recommended that a licensed HVAC technician separate all touching ducts by 1" or installing fiberglass batt insulation between the touching ducts.

Location: Attic
Media:



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D. Other
Comments:

- **Not Present**
Information:

☒ — — —

Standards of Practice - Summary HVAC Standard of Practice

Information: The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The structure of the home was inspected and reported on with the above information.

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I	NI	NP	D

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

IV. PLUMBING SYSTEMS

☒ — — —

Standards of Practice - Plumbing Plumbing Standard of Practice

Information: The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair

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I	NI	NP	D

items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:



A. Plumbing Supply, Distribution Systems and Fixtures Galvanized pipe at the city supply meter on the left front of the home.
Location of main water supply valve: Right side of home
Static water pressure reading: 55 PSI
Type of supply piping material: Appears to be PEX throughout the home.
Media:



Comments:

- **Missing back flow prevention device**
Information: In order to prevent the back flow of water into the home, it is recommended that the owner install the back flow prevention device at the hose bibs.

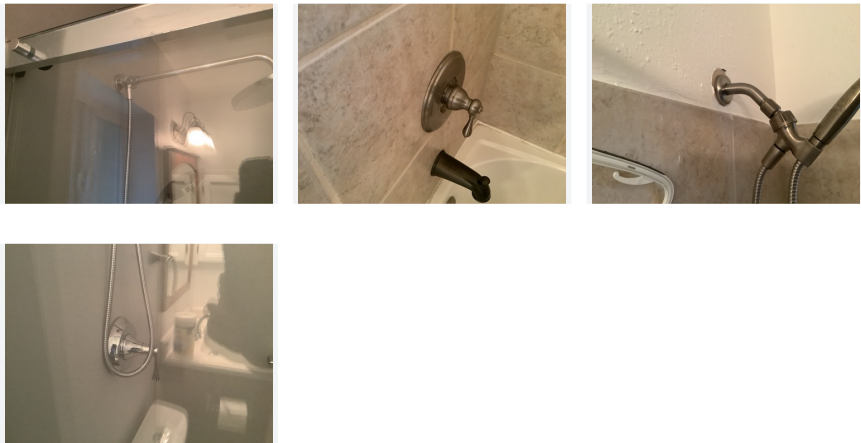
Location: Front right of home
Media:



- **Unsealed fixtures**
Information: In order to prevent water intrusion behind the shower wall in both bathrooms, it is recommended that qualified contractor fully seal the fixtures to the wall.

Location: Guest Bathroom, Primary bathroom
Media:

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



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B. Drains, Wastes, and Vents Waste, drains and vents were observed as PVC throughout the home.
Type of drain piping material: PVC
Media:



Location: Kitchen, Guest Bathroom, Primary bathroom
Comments:

- **Missing stopper**
Information: In order to ensure the sink can hold water, it is recommended that a licensed plumber install the missing stopper.

Location: Guest Bathroom
Media:



- **Unconventional, plumbing, drain piping**
Information: The plumbing drain piping underneath the sink in the guest bathroom was observed as unconventional.

Location: Guest Bathroom
Media:

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

I NI NP D



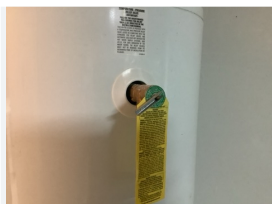
☑ — — ☑

C. Water Heating Equipment Quality design water heater

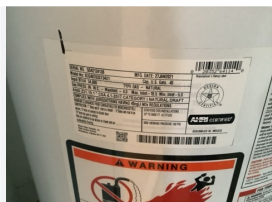
Capacity: 40

Type: Conventional,Gas

Media:



Nameplate:



Location: Garage

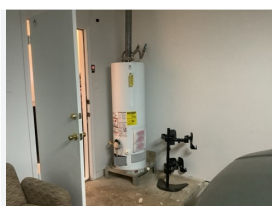
Comments:

- **Water heater within 18" from the garage foundation**

Information: In order to prevent ignition of any stored chemicals in the garage of the home, it is recommended that a qualified contractor install the gas water heater a minimum of 18" from the floor.

Location: Garage

Media:



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

I NI NP D
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D. Hydro-Massage Therapy Equipment
Comments:
 • **Not Present**

☒ — — ☒

E. Gas Distribution Systems and Gas Appliances City Supplied
Type of gas distribution piping material: Painted steel pipe
Media:



Comments:
 • **Unpainted gas line**
Information: In order to prevent the premature deterioration of the gas lines, it is recommended that a licensed plumber fully paint the gas lines.

Location: Front right of home
Media:



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F. Other
Comments:
 • **Not present**
Information:

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Standards of Practice - Summary Plumbing Standards of Practice
Information: The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast-iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered

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I	NI	NP	D

before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

V. APPLIANCES



Standards of Practice - Appliances Appliances Standards of Practice

Information: The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; not built-in appliances; or Refrigeration units. The home inspector is not required to operate appliances in use; or any appliance that is shut down or otherwise inoperable. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:



A. Dishwashers General electric dishwasher located in the kitchen of the home. Model and serial number is listed in the image.
Media:

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

I NI NP D



Nameplate:

MODEL NUMBER: GDT550PYR7FS

SERIAL NUMBER: RV892852B



Comments:

- **No deficiencies**

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B. Food Waste Disposers No Present

Comments:

- **Not present**

Media:



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C. Range Hood and Exhaust Systems Broan

Media:



Comments:

- **No deficiencies**

☒ — — ☒

D. Ranges, Cooktops, and Ovens General Electric

Media:

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

I NI NP D



Nameplate:
MODEL NUMBER: JBS60DEK8BB
SERIAL NUMBER: SV138341P



Location: Kitchen
Comments:

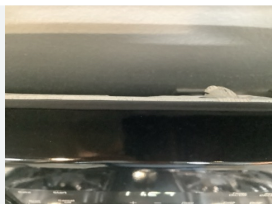
- When testing the oven temperature for accuracy, the oven is set to 350 degrees Fahrenheit. Once the oven indicates that it has reached that the 350 degree temperature mark, the temperature inside the unit is measured for accuracy. Any oven that is more than 25 degrees off from the set 350 degrees, is recommended to have a professional appliance repair person calibrate the oven.

Media:



- In order to prevent the oven from tipping over when heavy items are being pulled out of the unit, its recommended a qualified appliance installer, install an anti-tip device.

Media:



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E. Microwave Ovens Hamilton Beach countertop microwave
Media:



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

I NI NP D

Location: Kitchen

Information: Countertop microwaves are not required to be inspected by the Texas standards.

Comments:

- **No deficiencies**

Location: Kitchen

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F. Mechanical Exhaust Vents and Bathroom Heaters

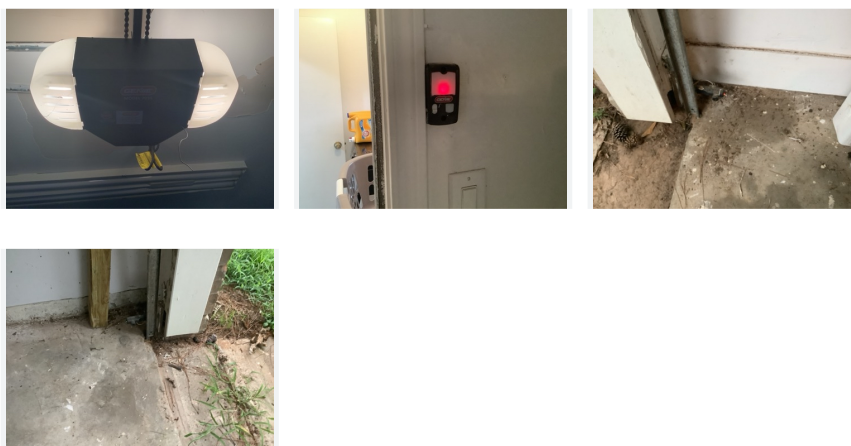
Comments:

- **Not Present**
- **Not Present**

☒ — — —

G. Garage Door Operators Genie

Media:



Location: Garage

Comments:

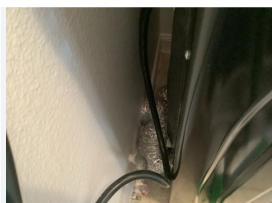
- **No deficiencies**

Location: Garage

☒ — — —

H. Dryer Exhaust Systems Metal flex,Rigid metal

Media:



Location: Laundry

Comments:

- In order to prevent the chance of fire, it's recommended that the homeowner clean the dryer vent annually.

Location: Laundry

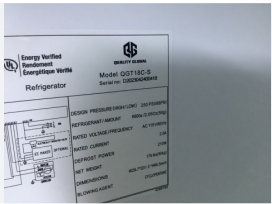
I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficient
I	NI	NP	D

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I. Other Refrigerator,Quality Global
Media:



Nameplate:



Location: Kitchen
Comments:

☒

Standards of Practice - Summary Appliances Standards of Practice

Information: The appliances in the home were inspected and reported on with the above information. The home inspector is not required to operate appliances in use; or any appliance that is shut down or otherwise inoperable. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

VI. OPTIONAL SYSTEMS

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Standards of Practice - Optional Systems Optional Systems Standards of Practice

Information: The inspections in this section of the report are based upon a visual inspection only. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further

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I	NI	NP	D

inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.

Comments:

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

- **Not present**
Information:

☒ ☒ — ☒

B. Swimming Pools, Spas, Hot Tubs, And Equipment In ground

Type of Construction: Concrete in ground

Media:



Location: Right rear of home

Information: The inground chlorine 15,000 to 20,000 gallon swimming pool for supplied water through an Automatic fill hose, With an automatic chlorinator, pool pump, Vacuum pump, and A gas water heater.

Comments:

- **Pool water was green and dirty.**
Information: The pool water was green and dirty and was in need of maintenance. Due to the pool being green the pool equipment was not run. It is recommended that a qualified Pool contractor evaluate the pool and the equipment and make all necessary repairs.

Location: Rear of home

Media:

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



- **Vacuum pump did not operate.**
Information: When the timer was turned on the vacuum pump did not operate. It is recommended that a qualified. Pool technician evaluate the vacuum pump and make the necessary repairs.

Media:



- **The pool heater appeared to be operational.**
Information: when the pool pump was operated the pool heater Operated properly. The pool was not heated due to the color of the pool and did not want to damage any components. It's recommended that a qualified Pool contractor evaluate the heater and make any necessary repairs.

Location: Rear of home

Media:



- **Foundation too low/grade too high**
Information: It is recommended that at least 4 inches of exposed foundation be allowed to prevent access to unwanted insects.

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C. Outbuildings Permanent Structure

Media:



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



Location: Rear right of home

Information: The outbuilding was a permanent structure that included one storage room at the rear of the building and a bathroom and shower located in the front of the building.

Comments:

- **Toilet, not operational**
Information: The toilet in the bathroom of the outbuilding was not operational and would not flush.

Location: Outbuilding

Media:



- **Electrical switch and receptacle face plates missing**
Information: The face plates for the receptacle and the electrical switch in the bathroom of the outbuilding were missing. In order to protect the interior wiring behind the receptacle and the light switch, it is recommended that the face plates be installed.

Location: Outbuilding

Media:



- **Footing too low/grade too high**
Information: In order to prevent access to unwanted insects, it is recommended that at least 4 inches of exposed concrete foundation be observed.

Location: Rear of home

Media:



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

Type of Storage Equipment:
 Type of Storage Equipment:
 Comments:
 • **Not Present**
 Information: test

— — ☒ —

E. Private Sewage Disposal Systems
 Location of Drain Field:
 Location of Drain Field:
 Comments:
 • **Not Present**
 Information:

— — ☒ —

F. Other Built-in Appliances
 Comments:
 • **Not present**
 Information:

☒ — — —

G. Other
 Comments:
 • **Not present**
 Information:

☒ — — —

Standards of Practice - Summary Appliances Standards of Practice
 Information: The inspections in this section of the report are based upon a visual inspection only. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Directional cues in this report are from the street facing the home, unless otherwise noted in an image.
 Comments: