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| **Prepared For:** | **Your Name** |
|  | (Name of Client) |
| **Concerning:** | **Your Property Address** |
|  | (Address or Other Identification of Inspected Property) |
| **By:** | **Rick Runnels, #873** |  |
|  | (Name and License Number of Inspector)  | (Date) |
|  | **Brandon Runnels, #9809** |
|  | (Name, License Number and Signature of Sponsoring Inspector, if required) |

**PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

 **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

• malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical

 receptacles in garages, bathrooms, kitchens, and exterior areas;

• malfunctioning arc fault protection (AFCI) devices;

• ordinary glass in locations where modern construction techniques call for safety glass;

• malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and

 functional emergency escape and rescue openings in bedrooms;

• malfunctioning carbon monoxide alarms;

• excessive spacing between balusters on stairways and porches;

• improperly installed appliances;

• improperly installed or defective safety devices; and

• lack of electrical bonding and grounding.

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

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection,

TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

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

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Notice: This inspection report is subject to the attached contract and handouts**

Inspection Scope [x]  Limited – Reason Occupied

Property inspected was [x]  Occupied

Parties present at inspection [x]  Buyer [x]  Buyers Agent

Buyer’s Agent:

Documents provided to inspector [x]  None

Additional documents provided with the report: Contract Agreement

Weather conditions during inspection [x]  Overcast

Time of inspection 1:00 Outside air temperature during inspection 89 degrees

Additional written information provided with this inspection report by other parties: [x] Yes (WDI Report)

Cost of inspection services $ to be paid at [x]  Inspection [x]  Check

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

 **I NI NP D**

**I. STRUCTURAL SYSTEMS**

[x]  [ ]  [ ]  [ ]  **A. Foundations**

 *Type of Foundation(s):* [x]  Slab

[x]  This foundation has experienced some differential movement.

[x]  It is our opinion that this foundation is structurally functional at this time.

[x]  Note: Large tree(s) is encroaching on the foundation (monitor).

 

[x]  [ ]  [ ]  [x]  **B. Grading & Drainage**

[x]  Creative landscaping/guttering is needed to prevent “ponding” of runoff water next to

the foundation system.

[x]  [ ]  [ ]  [x]  **C. Roof Covering Materials**

Type of Roof Covering: [x]  Composition

Roof Material Condition: [x]  Good

Roof Observed from [x]  Roof

[x]  Several misc. damaged eave shingles noted at rear.

[x]  First course of shingles are not properly mounted/secured to the starter strips.

 

[x]  Roof flashing fasteners are not properly sealed.

 

[x]  Re-secure the loose heating vent flashings to the roof.

 

[x]  Tree limbs need to be trimmed back at least 4’ from the roof.

 

[x]  [ ]  [ ]  [x]  **D. Roof Structure & Attic**

Roof Type [x]  Wood frame

Attic observed from [x]  Attic

 [x]  Limited attic inspection due to construction/ductwork.

Attic ventilation [x]  Soffit vents

 [x]  Ridge vents

Depth of Attic Insulation: 4-7 inches

Type: [x]  Blown-in

Vapor Barrier [x]  Not Visible

[x]  Some fascia rot/damage noted above right side of garage.

 

[x]  [ ]  [ ]  [x]  **E. Walls (Interior & Exterior)**

 Visible Wall Construction: [x]  Wood framing

Exterior Cladding: [x]  Brick masonry

 [x]  Masonite

General exterior cladding condition: Average

[x]  “Z” flashing is not present above all appropriate wall openings.

 

[x]  Weep holes are needed above all lintel supports in the brick.

 

 [x]  The joints/connections in the masonite siding need to be caulked/sealed.

 

[x]  [ ]  [ ]  [ ]  **F. Ceilings & Floors**

[x]  Note: Some misc. nail “pops” noted in the master bedroom.

[x]  [ ]  [ ]  [x]  **G. Doors (Interior & Exterior)**

[x]  There were missing/damaged door stops noted.

[x]  The rear sliding door screen is missing.

 

[x]  [ ]  [ ]  [x]  **H. Windows**

[x]  See also “Z flashing” comment under wall section.

[x]  There is a lack of functional emergency escape/rescue openings in all sleeping

rooms.

[x]  There were damaged/missing window glazing noted (exterior).

 

[x]  [ ]  [ ]  [x]  **I. Stairways (Interior & Exterior)**

 [x]  The interior stairs should have a continuous graspable handrail in place.

 

[x]  [ ]  [ ]  [x]  **J. Fireplace/Chimney**

Type of fireplace [x]  Metal Insert

Type of Flue [x]  Metal

Attic Fire-stop [x]  Area Not Accessible

Chimney Crown [x]  Present

Combustion Air Vent [x]  Present

Chimney observed from: [x]  Roof

Gas Valve / Line [x]  Present

Gas Logs [x]  Present

 [x]  Move the insulation back at least 2” away from the flue in the attic.

 

[x]  [ ]  [ ]  [ ]  **K. Porches, Balconies, Decks, and Carports**

[x]  [ ]  [ ]  [ ]  **L. Other –** *Comments: Additional information/recommendations provided by the inspector.*

 [x]  Refer to the contract agreement for any other exclusion.

 [x]  The door to any upstairs walk-in attic should be kept locked for safety reasons.

 [x]  It is recommended that all locks on exterior entrances be changed for improved security as soon as you take possession of your new home.

 [x]  We highly recommend installing at least 1 carbon monoxide detector per floor /HVAC zone.

 [x]  Replace all smoke detector batteries upon move in/closing.

 [x]  Pictures/summaries imbedded in the report may include some deficiencies found, but not all

may be documented by photos/comments (refer to original report findings).

**II. ELECTRICAL SYSTEMS**

[x]  [ ]  [ ]  [x]  **A. Service Entrance and Panels**

Wire Type(s) found in Main and Sub Panels: [x]  Copper

Appropriate Connections: [x]  Not Present

Location of Main(s) / Sub Panel(s) / Disconnect(s): exterior/garage

[x]  Note: Have an electrician make all needed repairs.

[x]  See A/C breaker comments also.

[x]  ARC fault protection was not present in all appropriate locations.

[x]  The neutral wires should not be “double-tapped” on the neutral bar.

 

[x]  [ ]  [ ]  [x]  **B. Branch Circuits, Connected Devices, and Fixtures**

 Branch circuit wiring [x]  Copper

 [x]  Grounded 3 wire

[x]  Note: Random outlet and switch cover-plates were removed to inspect wiring.

 [x]  Note: Numerous misc. outlets could not be tested due to furniture placement.

Smoke Detectors [x]  Present

[x]  Install smoke detectors in all bedrooms and living rooms and have them tied together. (When more than one smoke alarm is installed the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the house.)

[x]  Replace the missing rheostat knob in master bedroom.

 

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

[x]  [ ]  [ ]  [ ]  **A. Heating Equipment**

*Type of System: Central*

*Energy Source:* Gas

Furnace is [x]  Fully accessible

Gas Shut Off Valve [x]  Present

Branch Line [x]  Iron / Flex

 Location: Hall Coverage Area: House 102°

[x]  [ ]  [ ]  [x]  **B. Cooling Equipment**

*Type of System: Central/Electric*

Unit Manufacture: Bryant

Primary condensation drain-line termination point(s): exterior

Coverage: House Return 81° Supply 62° Δ Temperature 19°

[x]  Note: We do not test damper systems for accuracy/effectiveness/function.

[x]  The A/C condenser has an improper sized breaker.

[x]  [ ]  [ ]  [ ]  **C. Duct System, Chases, and Vents**

Filter Type: removable

Size(s): 20 X 25

[x]  Note: We recommend opening all air registers.

**IV. PLUMBING SYSTEM**

[x]  [ ]  [ ]  [x]  **A. Water Supply System and Fixtures**

*Location of water meter, supply valve and shutoff: street*

*Static water pressure reading:* 70 PSI

Type of supply lines [x]  Copper

Air Gap(s) [x]  Present

 [x]  Bath: [x] Master

 [x]  The tub supply lines are “crossed”.

 [x]  Both the vanity drain lines are “sluggish”.

 [x]  The shower door sweep is damaged.

 [x]  The shower head leaks at its base.

 [x]  Bath: [x] Hall (Upstairs)

 [x]  Re-caulk around the tub/shower enclosure.

 [x]  Bath: [x] 1/2

 [x]  Missing vanity supply handle cover noted.

 [x]  The toilet is loosely mounted and needs resetting.

[x]  [ ]  [ ]  [x]  **B. Drains, Wastes, and Vents**

Type of Vent Pipe [x]  PVC

 [x]  Left side vent is clogged/cracked.

 

[x]  [ ]  [ ]  [x]  **C. Water Heating Equipment**

*Energy Source:* [x]  Gas

 Age: 2009

*Capacity: 40 Gallons*

Type/Brand of Water Heater Present: State Select

T & P Valve [x]  Not operated (may cause leaks/drips)

Safety Pan/Drain Installed [x]  Yes

Gas Shut Off Valve [x]  Present

Branch Line [x]  Iron / Flex

Type of Observable Vent Pipe [x]  Double Wall

[x]  Re-center the tank over the overflow pan.

[x]  The end of the T & P line of the water heater cannot terminate less than 6 inches off of the ground.

[ ]  [ ]  [x]  [ ]  **D. Hydro-Massage Therapy Equipment**

**V. APPLIANCES**

[x]  [ ]  [ ]  [x]  **A Dishwasher**

[x]  The dishwasher needs a full anti-syphon loop installed in the drain line to assure that

 wastewater does not contaminate the dishwasher.

[x]  [ ]  [ ]  [ ]  **B. Food Waste Disposer**

[x]  [ ]  [ ]  [ ]  **C. Range Exhaust Vent**

Vent [x]  Vents to Exterior

[x]  [ ]  [ ]  [ ]  **D. Ranges, Cooktops, and Ovens**

Type of Range [x]  Gas

Type of Oven [x]  Gas

Gas Shut Off Valve [x]  Present

Branch Line [x]  Iron / Flex

[x]  [ ]  [ ]  [ ]  **E. Microwave Oven**

[ ]  [ ]  [x]  [ ]  **F. Trash Compactor**

[x]  [ ]  [ ]  [ ]  **G. Mechanical Exhaust Vents and Bathroom Heaters**

[x]  [ ]  [ ]  [x]  **H. Garage Door Operator(s)**

Door Operated [x]  Wall control

[x]  The manual reversing mechanism needs to be adjusted on this garage door (safety hazard).

[x]  The garage door locking mechanism should be disabled or removed to prevent accidental damage of the door.



[x]  [ ]  [ ]  [ ]  **I. Doorbell and Chimes**

[ ]  [x]  [ ]  [ ]  **J. Dryer Vents**

[x]  Note: We recommend cleaning the dryer vent upon move-in if there is a lint build-up

in the dryer vent (could not determine due to the dryer hook-up).

**VI. OPTIONAL SYSTEMS**

[x]  [ ]  [ ]  [x]  **A. Gas Supply Systems**

 Gas Leak Test [x]  Not Performed

Location of Gas Shutoff valve: meter

 [x]  The gas drip legs are not present in all appropriate locations.

**Summary List/Page: Property Address**

**I. STRUCTURAL SYSTEMS**

[x]  Creative landscaping/guttering is needed to prevent “ponding” of runoff water next to the foundation system.

[x]  Several misc. damaged eave shingles noted at rear.

[x]  First course of shingles are not properly mounted/secured to the starter strips.

[x]  Roof flashing fasteners are not properly sealed.

[x]  Re-secure the loose heating vent flashings to the roof.

[x]  Tree limbs need to be trimmed back at least 4’ from the roof.

[x]  Some fascia rot/damage noted above right side of garage.

[x]  “Z” flashing is not present above all appropriate wall openings.

[x]  Weep holes are needed above all lintel supports in the brick.

[x]  The joints/connections in the siding need to be caulked/sealed.

[x]  There were missing/damaged door stops noted.

[x]  The rear sliding door screen is missing.

[x]  There is a lack of functional emergency escape/rescue openings in all sleeping rooms.

[x]  There were damaged/missing window glazing noted (exterior).

[x]  The interior stairs should have a continuous graspable handrail in place.

[x]  Move the insulation back at least 2” away from the flue in the attic.

**II. ELECTRICAL SYSTEMS**

[x]  ARC fault protection was not present in all appropriate locations.

[x]  The neutral wires should not be “double-tapped” on the neutral bar.

[x]  Install smoke detectors in all bedrooms and living rooms and have them tied together.

[x]  Replace the missing rheostat knob in the master bedroom.

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

[x]  The A/C condenser has an improper sized breaker.

**IV. PLUMBING SYSTEM**

[x]  The master bath tub supply lines are “crossed”.

[x]  Both the master bath vanity drain lines are “sluggish”.

[x]  The master bath shower door sweep is damaged.

[x]  The master bath shower head leaks at its base.

 [x]  Re-caulk around the upstairs hall bath tub/shower enclosure.

[x]  Missing vanity supply handle cover noted in the half bath.

[x]  The half bath toilet is loosely mounted and needs resetting.

[x]  Left side vent is clogged/cracked.

[x]  Re-center the tank over the overflow pan.

[x]  The end of the T & P line of the water heater cannot terminate less than 6 inches off of the ground.

**V. APPLIANCES**

[x]  The dishwasher needs a full anti-syphon loop installed in the drain line.

[x]  The manual reversing mechanism needs to be adjusted on this garage door (safety hazard).

[x]  The garage door locking mechanism should be disabled or removed

**VI. OPTIONAL SYSTEMS**

[x]  The gas drip legs are not present in all appropriate locations.