



## SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2023

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 2736 Maple Creek Drive, Fort Worth, Texas 76177

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  Is  Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property?  \_\_\_\_\_ (approximate date)  Never occupied the Property.

### Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Natural Gas Lines	✓			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder	✓	✓	
Carbon Monoxide Det.	✓			Fuel Gas Piping:			✓	Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe	✓			Range/Stove		✓	
Cooktop	✓			-Copper	✓			Roof/Attic Vents	✓		
Dishwasher	✓			-Corrugated Stainless Steel Tubing			✓	Sauna		✓	
Disposal	✓			Hot Tub	✓			Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System		✓		Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa		✓	
Fences	✓			Outdoor Grill		✓		Trash Compactor		✓	
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna		✓	
French Drain			✓	Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures	✓			Pool		✓		Window Screens			✓
Liquid Propane Gas:		✓		Pool Equipment		✓		Public Sewer System	✓		
-LP Community (Captive)		✓		Pool Maint. Accessories		✓					
-LP on Property	✓			Pool Heater		✓					

Item	Y	N	U	Additional Information			
Central A/C	✓			<input checked="" type="checkbox"/> electric	<input type="checkbox"/> gas	number of units: 2	
Evaporative Coolers		✓		number of units:			
Wall/Window AC Units		✓		number of units:			
Attic Fan(s)			✓	if yes, describe:			
Central Heat	✓			<input type="checkbox"/> electric	<input checked="" type="checkbox"/> gas	number of units: 2	
Other Heat		✓		if yes describe:			
Oven	✓			number of ovens: 1	<input checked="" type="checkbox"/> electric	<input type="checkbox"/> gas	<input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood	<input checked="" type="checkbox"/> gas logs	<input type="checkbox"/> mock	<input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached	<input type="checkbox"/> not attached		
Garage	✓			<input checked="" type="checkbox"/> attached	<input type="checkbox"/> not attached		
Garage Door Openers	✓			number of units: 1	number of remotes: 2		
Satellite Dish & Controls		✓		<input type="checkbox"/> owned	<input type="checkbox"/> leased from		
Security System		✓		<input type="checkbox"/> owned	<input type="checkbox"/> leased from		



Prepared with Sellers Shield

Solar Panels	✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from	
Water Heater	✓	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other:	number of units: 1
Water Softener	✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from	
Other Leased Item(s)	✓	if yes, describe:	
Underground Lawn Sprinkler	✓	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual	areas covered: 7
Septic / On-Site Sewer Facility	✓	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by:  City  Well  MUD  Co-op  Unknown  Other: \_\_\_\_\_

Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composite shingles Age: Unknown (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?  Yes  No  Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (attach additional sheets if necessary):

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement	✓	
Ceilings	✓	
Doors	✓	
Driveways	✓	
Electrical Systems	✓	
Exterior Walls	✓	

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows		✓
Other Structural Components		✓

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring	✓	
Asbestos Components	✓	
Diseased Trees: oak wilt	✓	
Endangered Species/Habitat on Property	✓	
Fault Lines	✓	
Hazardous or Toxic Waste	✓	
Improper Drainage	✓	
Intermittent or Weather Springs	✓	
Landfill	✓	
Lead-Based Paint or Lead-Based Pt. Hazards	✓	

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓

Encroachments onto the Property	✓	Wood Rot	✓
Improvements encroaching on others' property	✓	Active infestation of termites or other wood destroying insects (WDI)	✓
Located in Historic District	✓	Previous treatment for termites or WDI	✓
Historic Property Designation	✓	Previous termite or WDI damage repaired	✓
Previous Foundation Repairs	✓	Previous Fires	✓
Previous Roof Repairs	✓	Termite or WDI damage needing repair	✓
Previous Other Structural Repairs	✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*	✓
Previous Use of Premises for Manufacture of Methamphetamine	✓		

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?  yes  no** If yes, explain (attach additional sheets if necessary):

**Section 5. Are you (Seller) aware of any of the following conditions?\* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)**

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located  wholly  partly in a floodway.
- Located  wholly  partly in a flood pool.
- Located  wholly  partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\***  yes  no If yes, explain (attach additional sheets as necessary):

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?\***  yes  no If yes, explain (attach additional sheets as necessary):

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

**Y N**

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Beachwood creek HOA

Manager's Name: Texas start management Phone: 4598991000

Fees or assessments are: \$ 800 per Year  mandatory  voluntary

Any unpaid fees or assessment for the Property?  Yes (\$           )  No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.



Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged?  yes  no If yes, describe

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

**(Q2) Mandatory**

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?  yes  no If yes, attach copies and complete the following:**

Inspection Date	Type	Name of Inspector	No. of Pages
04-16-2024	General	Tim	37

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.  
A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

Homestead  
 Wildlife Management  
 Other: \_\_\_\_\_

Senior Citizen  
 Agricultural

Disabled  
 Disabled Veteran  
 Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?  yes  no**

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?  yes  no If yes, explain:**

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary):**

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Martin Garciapeña

Signature of Seller

2026-02-01

Date

Oliva G Garcia

Signature of Seller

2026-02-03

Date

Printed Name: Martin Garciapeña

Printed Name: Oliva Garcia

#### **ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and*

*Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric: 4Change energy

Phone #: (866) 346-1812

Sewer: City of Fort Worth Water department

Phone #: (817) 392-4477

Water: City of Fort Worth water department

Phone #: (817) 392-4477

Cable: AT&T

Phone #: (844) 708-0297

Trash: \_\_\_\_\_

Phone #: \_\_\_\_\_

Natural Gas: CoServ

Phone #: (940) 321-7800

Phone Company: \_\_\_\_\_

Phone #: \_\_\_\_\_

Propane: \_\_\_\_\_

Phone #: \_\_\_\_\_

Internet: AT&T

Phone #: (844) 708-0297

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate.

YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# Inspection Report

**Martin Garciapena**

**Property Address:**

2736 Maple Creek  
Fort Worth TX 76117



## Tim's Home Inspections

**Tim Shupp TREC #23037  
1605 Camp Court  
Northlake, Texas 76247  
817-703-1951**

# PROPERTY INSPECTION REPORT FORM

Martin Garciapena	4/16/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
2736 Maple Creek, Fort Worth, TX 76117	
<i>Address of Inspected Property</i>	
Tim Shupp	TREC #23037
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## 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 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:**

<b>In Attendance:</b> Vacant (inspector only)	<b>Type of building:</b> Single Family (2 story)	<b>Approximate age of building:</b> Over 15 Years
<b>Temperature:</b> Over 65 (F) = 18 (C)	<b>Weather:</b> Clear	<b>Ground/Soil surface condition:</b> Damp
<b>Rain in last 3 days:</b> Yes	<b>PHOTOS:</b> PHOTOS AND LOCATIONS OF DEFICIENCIES ARE MEANT TO BE REPRESENTATIVE EXAMPLES WHEN THERE ARE POSSIBLE MULTIPLE, SIMILAR OR LIKE OCCURANCES.	<b>INSPECTION LIMITATIONS:</b> This is not an inspection for: ADA compliance, HAZMAT items (carcinogens, lead based paint, asbestos, mold), or wood destroying insects, animal or rodent infestations, whole house vacuum systems, any type of low voltage wiring system, fire sprinkler systems, retaining walls, sound systems, solar systems or fencing. Feel free to hire a licensed specialist in each of these areas for further evaluation, prior to closing.

**COLOR CODE:**

Color Code: With the exception of the narrative summary at the end of the report, BLACK= Comments and Suggestions, ORANGE= Deficiencies, RED= Safety AND/OR Structural Deficiencies AND/OR Deficiencies that could adversely affect the habitability of the dwelling, warranting further investigation by a licensed specialist, OR Deficiencies that require continued monitoring and observation.

**REPAIRS & or REMODELING:**

This home appeared to have been prepared/made ready to sell (ie eaves, walls, ceilings, doors, windows, flooring, etc.). It is not possible for this inspector to determine if any deficiencies are being covered up or hidden from plain sight.

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

I NI NP D

## I. Structural Systems

A. Foundations

**Type of Foundation:** Slab Foundation

**Method used to observe Crawlspace:** No crawlspace

Comments:

(1) I am not a structural engineer, feel free to contact one before closing. I inspect for visual signs of foundation movement that are present at the time of the inspection. I do not inspect behind or remove crawlspace insulation or plastic moisture barriers. The Inspector inspects for signs of foundation deficiencies, not if those deficiencies were corrected by foundation work. We do not determine if foundation repairs were done correctly or if they corrected the noted deficiencies. Any readily observable deficiency, even after foundation repairs, would still lead to a conclusion the foundation was not performing as intended at the time of the inspection, with a recommendation for further evaluation by a structural engineer.

Limitation: Plants, shrubs and personal items obstructed my ability to view the slab, at the time of the inspection.

**Hairline cracks, such as thermal cracks, settlement cracks, or spider cracks, should be monitored.**

**Normally, a crack that is <1/8 inch should be sealed and monitored.**

**A separation is a crack >1/8 inch and requires more attention.**

**A displacement crack or displacement separation should be further evaluated by a structural engineer.**

The foundation was not performing as intended, at the time of the inspection.

There were corner pops. These are not structural but should be repaired if they get so large they could affect the wall above.

I am not a structural engineer. Feel free to contact one for further evaluation, prior to closing, to be sure.



A. Item 1 (Picture)  
Corner pops

(2) The foundation was not performing as intended, at the time of the inspection.

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

I   NI   NP   D

There were corner pops. These are not structural but should be repaired if they get so large they could affect the wall above.

I am not a structural engineer. Feel free to contact one for further evaluation, prior to closing, to be sure.

**B. Grading and Drainage**

**Comments:**

(1) Some drainage issues can only be determined during heavy rains. The inspection of drainage is limited to conditions on the day of the inspection. I am not a drainage specialist. I recommend consulting a landscaping drainage specialist or civil engineer, if concerns exist.

Drainage swales, french drains, and/or sump pumps are often used for proper drainage.

Limitation: Plants, shrubs and personal items obstructed my ability to view the grading and drainage, at the time of the inspection.

At the time of the inspection, the inspector noted several deficiencies, including but not limited to:

There was poor drainage around the home. Positive grading is important to ensure water flows away from the house.

The gutters were missing leaf guards, which help with drainage. Several rain down spouts terminated a few inches above grade near the foundation, were damaged or missing sections and did not have splash blocks or they had poorly positioned splashblocks. The downspouts should terminate 5-6 feet away from the foundation and into splash blocks, to ensure proper drainage away from the home.

I recommend further evaluation by a specialist in landscape drainage/civil engineer.

Good drainage is very important to your home. It includes: 1. Adding gutters with leaf guards to the entire home 2. Adding downspouts with extensions. 3. Making sure rain downspouts extend/terminate 5-6 feet away from the home into splash blocks, not at the foundation. 4. Making sure down spouts don't terminate in flower beds that act as dams, keeping the water near the foundation. 5. Adding weep/soaker hose lines around the home, placed 12-18 away from the foundation. 6. Ensuring there is no ponding or negative grading around the home (water that runs back towards or stands at the foundation for any length of time). 7. Good grading should slope down and away from the home 6 inches at 10 feet away from the slab. 8. The grading and drainage improvements of the soil on a building site should not allow water to pond in any location or for any length of time. 9. Appropriate landscaping materials, plants, shrubs and trees that work to help maintain moisture consistency of the soil and good drainage, without damaging the foundation.

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

I NI NP D



B. Item 1 (Picture)  
Missing extensions  
& pads reversed



B. Item 2 (Picture)  
Poor drainage



B. Item 3 (Picture)  
Missing sections,  
extensions & pads  
reversed

(2) At the time of the inspection, the inspector noted several deficiencies, including but not limited to:

There was poor drainage around the home. Positive grading is important to ensure water flows away from the house.

The gutters were missing leaf guards, which help with drainage. Several rain down spouts terminated a few inches above grade near the foundation, were damaged or missing sections and did not have splash blocks or they had poorly positioned splashblocks. The downspouts should terminate 5-6 feet away from the foundation and into splash blocks, to ensure proper drainage away from the home.

I recommend further evaluation by a specialist in landscape drainage/civil engineer

C. Roof Covering Materials

**Types of Roof Covering:** Architectural

**Viewed roof covering from:** Ground, Ladder, Binoculars

Extra Info: Only partially walked due to steep pitch

**Comments:**

(1) Roof coverings are not inspected for insurability.

**LIMITATION:** I do not walk roofs when there is a possibility of injury or damage to the roof such as when the temperature is above 90 degrees, as walking a roof in high temperatures can damage the roof and can void manufacturer warranties. I do not determine remaining life expectancy of roof coverings, identify latent hail damage nor provide an exhaustive list of locations of deficiencies and water penetrations, nor inspect for asbestos roofing materials. Metal roofs, slate roofs and tile roofs are not walked, for safety, and to limit damage to the roofs. I do not inspect solar panels on roofs or coverings under the panels.

Roof systems consist of many components, some of which are not accessible under the best of conditions. The high pitch, line of sight, and weather conditions at the time of the inspection dictate the method of inspection. These conditions often limit the inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspecting, safely allowable, at the time of the inspection. I am not a roofing specialist. You are strongly encouraged to have a licensed roofing specialist evaluate the roof and coverings for any manufacturer, latent, and hidden defects not visible at the time of the inspection, and for insurability, prior to closing.

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

I    NI    NP    D

Kickout flashings should be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings, and should be 6 inches tall. A flashing shall be installed installed to divert the water away from where the eave of a sloped roof intersects a vertical sidewall.

The architectural roof inspection was a limited inspection from a ladder with binoculars, for safety, and only partially walked, due to the steep pitch. Feel free to hire a roofing contractor for further evaluation, prior to closing.

I recommend a licensed roofing contractor further evaluate and repair as needed, the roof covering deficiencies. At the time of the inspection, there were deficiencies, including but not limited to, missing kickout flashing and monitor the use horizontal/continuous headwall flashing at masonry/stone side walls.



C. Item 1 (Picture)  
Missing kickout  
flashing

(2) I recommend a licensed roofing contractor further evaluate and repair as needed, the roof covering deficiencies. At the time of the inspection, there were deficiencies, including but not limited to, missing kickout flashing and monitor the use horizontal/continuous headwall flashing at masonry/stone side walls.

D. Roof Structures and Attics

**Roof-Type:** Combination of Gable and Hip

**Roof Structure Type:** 2 X 6 Rafters

**Method used to observe attic:** Limited Inspection From Safely Decked Access

**Attic info & Venting Systems:** Pull Down stairs, Attic hatch, Soffit Vents

**Approximate Average Depth of Insulation:** Sufficient Levels of Insulation (8-10 inches)

**Comments:**

(1) I do not enter attics when it is unsafe or access is not possible due to obstructions or insufficient access space or safe decking in attics. I do not inspect for mold or asbestos (often used in older homes as insulation). I do not push on eaves or inspect non-visible eave structures for water or latent structural damage. Attic inspections are limited the the readily accessible and easily observable. They are not exhaustive. I do not move items or insulation to inspect structures, plumbing or wiring. I do not walk across joists to inspect the attic, for safety reasons. Attic inspections are limited to inspections of what can be seen from the attic entrance when correct decking is not present, and from safe attic decking, when the attic is decked. They are limited and not exhaustive. Feel free to hire a professional contractor for a more thorough inspection, prior to closing

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

I NI NP D

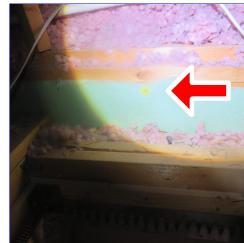
Limitation: The attic was inspected from the attic hatch and from the safely decked attic space, for safety, which limited the inspection of the entire attic. Feel free to hire a contractor for a more thorough inspection, prior to closing.

Valley or hip ridge bracing is most often seen in newer construction. The bracing is usually found at the lower and upper third of each hip and valley ridge, and requires a minimum 2x6 brace when the span is long.

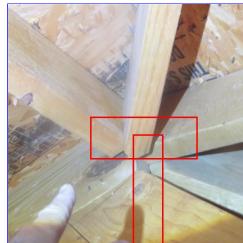
I recommend a licensed contractor further evaluate all roof structures and attics deficiencies, to limit damage to structures. At the time of the inspection, there were deficiencies, including but not limited, no insulation or shims at the attic ladder, no landing at the top of the ladder, some poor cut, separated rafters, some missing soffit shields, and some missing hip braces.



D. Item 1 (Picture)  
Not insulated & not  
shimmed at frame



D. Item 2 (Picture)  
No landing



D. Item 3 (Picture)  
Missing hip bracing



D. Item 4 (Picture)  
Toe nails not correct



D. Item 5 (Picture)  
Poor cut/separated  
rafters with exposed  
toe nails

(2) I recommend a licensed contractor further evaluate all roof structures and attics deficiencies, to limit damage to structures. At the time of the inspection, there were deficiencies, including but not limited, no insulation or shims at the attic ladder, no landing at the top of the ladder, some poor cut, separated rafters, some missing soffit shields, and some missing hip braces.

E. Walls (Interior and Exterior)

**Siding Material:** Cement-Fiber, Composite board, Stone, Masonry

**WALL Structure:** Not Visible In Home

**Comments:**

(1) I do not inspect stucco walls. I do not inspect for cosmetic issues, for lead based paint or asbestos (often used in older homes) or mold. I do not move furniture or remove items from walls or inspect wall voids. I do not inspect furniture, exterior fencing or retaining walls. I don't push on walls or inspect behind

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

I   NI   NP   D

walls for structural damage. I do not inspect or determine if any open, exterior wall spaces or interior, open spaces, or removed walls were done in accordance with acceptable structural engineering practices and/or designs. Feel free to have a structural engineer further evaluate, if you have any concerns. I do not determine the cause of water stains or water damage. Nor do I determine if water stains or water damage are from active leaks which are not readily observable leaks, at the time of the inspection.

Note: Cabinetry is specifically excluded by the Texas Standards and Practice which governs this inspection. Cabinets are not structural components and are generally considered cosmetic in the same manner as floors, walls or ceilings coverings, countertops, etc. Wall-hung cabinets may pose a life-safety issue if over filled or poorly secured to the wall. We are not able to determine the design strength of these, whether factory or custom built. Neither are we able to evaluate the manner or effectiveness of the fastening method used. While visible failure of cabinets may be reported, we cannot determine failure points or warranty the performance. Care should be exercised in storing items in wall hung cabinets. We do not open cabinet doors, move personal effects inside cabinets to inspect the cabinets, nor do we inspect missing shelving, damaged/missing doors, or their function, nor any other damage: water damage, mold, insect damage, ware, etc. The decision to list a specific cabinet deficiency does not require or imply the inspector will list any and all deficiencies.

Normally, a crack that is  $<1/8$  inch and should be sealed and monitored. A separation is  $>1/8$  inch and require more attention.

Limitation: Plants, shrubs and personal items obstructed my ability to view the exterior walls, at the time of the inspection.

I recommend a professional contractor further evaluate all wall deficiencies, making all needed repairs, to limit damage to structures. At the time of the inspection, the inspector noted there were deficiencies, including but limited to, missing sealant at all fixtures adjacent to exterior walls (ie electric panel outlets, pvc, lights, etc), noted gaps/missing caulking at exterior trims (ie back), and possible stains with no moisture (ie corner by back door).



E. Item 1 (Picture)  
Possible stain



E. Item 2 (Picture)  
Possible stain: no  
moisture



E. Item 3 (Picture)  
Seal all fixtures at  
exterior walls &  
exterior lights not  
working



E. Item 4 (Picture)  
Seal all fixtures at  
exterior walls

(2) I recommend a professional contractor further evaluate all wall deficiencies, making all needed repairs, to limit damage to structures. At the time of the inspection, the inspector noted there were deficiencies, including but limited to, missing sealant at all fixtures adjacent to exterior walls (ie electric panel outlets,

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

I NI NP D

pvc, lights, etc), noted gaps/missing caulking at exterior trims (ie back), and possible stains with no moisture (ie corner by back door).

**F. Ceilings and Floors**

**CEILING Structure:** Not visible in home

**FLOOR Structure:** Slab, Second level flooring not visible

Comments:

(1) I don't inspect for Cosmetic issues. I do not remove floor covering, furniture, or rugs during the inspection, nor do I inspect for mold, lead based paint or asbestos (often used in older homes). I do not inspect or determine if any open ceiling spaces or removed ceilings were done in accordance with acceptable structural engineering practices and/or designs. Feel free to have a structural engineer further evaluate, if you have any concerns. I do not determine the cause of water stains or water damage. Nor do I determine if water stains or water damage are from active leaks which are not readily observable leaks, at the time of the inspection.

The garage is supposed to have a 20 minute fire rating. For future reference, any holes, cracks and seam openings in garage ceilings diminish the fire rating of garages.

**Hairline cracks, such as thermal cracks, settlement cracks, or spider cracks, should be monitored.**

**Normally, a crack that is <1/8 inch should be sealed and monitored.**

**A separations is a crack >1/8 inch and requires more attention.**

**A displacement crack or displacement separation should be further evaluated by a structural engineer.**

I recommend a professional contractor further evaluate all ceiling and flooring deficiencies, making all needed repairs, to limit damage to structures . At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, ceiling cracks (ie tp of stairs) and repairs, water stains in the garage, noted some noisy upstairs decking and hairline cracks n the garage floor and flatwork.



F. Item 1 (Picture)  
Stain: garage



F. Item 2 (Picture)  
Hairline cracks



F. Item 3 (Picture)  
Noisy decking in  
bedrooms & hall



F. Item 4 (Picture)  
Ceiling cracks

(2) I recommend a professional contractor further evaluate all ceiling and flooring deficiencies, making all needed repairs, to limit damage to structures . At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, ceiling cracks (ie tp of stairs) and repairs, water stains in the garage, noted some noisy upstairs decking and hairline cracks n the garage floor and flatwork.

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

I NI NP D

    G. Doors (Interior and Exterior)

## Comments:

(1) I don't inspect for Cosmetic issues.

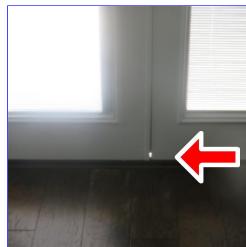
I recommend a contractor/handyman evaluate and make all needed repairs to all door deficiencies, to limit damage to structures. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, gaps at the tops of exterior lintels (metal headers) which were not sealed, noted the front and back doors were sticking and had gaps to the exterior at bottom corners, noted a missing self closing mechanism to the garage door from the home, for fire safety and it was sticking, missing hardware, missing/damaged ball pressure latches, and some missing door stops.



G. Item 1 (Picture)  
Tops of lintels at  
doors not sealed



G. Item 2 (Picture)  
Sticking back door  
missing hardware



G. Item 3 (Picture)  
Sticking back door  
missing hardware &  
light passing  
through



G. Item 4 (Picture)  
Missing/damaged  
ball pressure  
latches

(2) I recommend a contractor/handyman evaluate and make all needed repairs to all door deficiencies, to limit damage to structures. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, gaps at the tops of exterior lintels (metal headers) which were not sealed, noted the front and back doors were sticking and had gaps to the exterior at bottom corners, noted a missing self closing mechanism to the garage door from the home, for fire safety and it was sticking, missing hardware, missing/damaged ball pressure latches, and some missing door stops .

    H. Windows

## Comments:

(1) Limitation: Plants, shrubs and personal items obstructed my ability to view the windows, at the time of the inspection.

Window coverings, curtains, blinds, etc., are not inspected or noted for defects.

We do not inspect for Safety Glass, Burglar Bars, Storm Windows, Awnings, or Security Devices. I do not determine the type or style of windows. It is important to understand window structures can have damage, rot that is not visible, and that the seals in thermal pane windows can be bad without showing any visible amounts of condensation built up internally. In some instances, I may not be able to disclose this condition, even partially, particularly if the windows are dirty, if it is raining, obstructions, or if there is low light during the inspection. Thermal expansion and contraction of the home due to temperature changes can cause the seals to go bad at any time. Flashings or the lack thereof, such as Z flashing and others, can be hidden or obstructed. Replacement of windows from time to time should be expected. Feel free to have a window specialist further evaluate if you have any concerns.

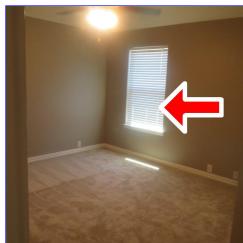
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

I recommend a professional window company further evaluate the window deficiencies, making all needed repairs, to limit damage to structures. At the time of the inspection, there were deficiencies, including not but limited to gaps at the tops of exterior lintels (metal headers) which were not sealed, and noted no safety latches/barriers to limit opening the upstairs windows fully, for safety.



H. Item 1 (Picture)  
Tops of lintels at  
windows not sealed



H. Item 2 (Picture)  
Upstairs windows  
fully open: no  
barrier/latches for  
safety

(2) I recommend a professional window company further evaluate the window deficiencies, making all needed repairs, to limit damage to structures. At the time of the inspection, there were deficiencies, including not but limited to gaps at the tops of exterior lintels (metal headers) which were not sealed, and noted no safety latches/barriers to limit opening the upstairs windows fully, for safety.

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

Comments:

**J. Fireplaces and Chimneys**

**Sky Light(s):** None

**Chimney (exterior):** Composition board

**Types of Fireplaces:** Vented gas logs

**Operable Fireplaces:** One

**Number of Woodstoves:** None

Comments:

(1) I don't inspect the shape of the fireplace or the design to determine if the fireplace has proper draw. I do not operate gas lines nor do I turn on gas ignitors in fireplaces. I provide a visual observation of readily accessible components, at the time of the inspection. I do not walk across attics to verify the chimney installation or fire blocking.

Limitation: I could not see up the flue or down through the roof, at the time of the inspection.

I recommend making sure the gas fireplace damper is permanently in an open position, using a damper clamp if needed, for safety.

(2) I recommend making sure the gas fireplace damper is permanently in an open position, using a damper clamp if needed, for safety.

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

**Driveway:** Concrete

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

**I    NI    NP    D**

**Comments:**

I do not determine load bearing capacity of decks, balconies, porches or carports.

**L. Other**

**Comments:**

I do not inspect furniture, additional buildings, fences or landscaping walls. I only inspect the main structure, per the inspection agreement. There may be additional deficiencies in these structures, when present. I am not a mold, asbestos, lead based paint, pest or wood destroying insect inspector. I do not inspect low voltage systems (ie accent lighting, alarm systems, sound systems, etc.), fences, gates, water softener systems or fire sprinkler systems. I do not inspect flatwork (ie walkways, driveways and sidewalks). I do not inspect back up generator systems or solar panel systems. Feel free to contact the appropriate professional in each related area, for further evaluation, prior to closing.

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

I NI NP D

## II. Electrical Systems

A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground, Copper, 220 volts, I do not remove Ufer cover plates

**Panel Capacity:** 200 AMP

**Panel Type:** Circuit breakers, AFCI Breakers

**Electric Panel Manufacturer:** CUTLER HAMMER

**INSPECTION LIMITATIONS:** I do not test 220 volt outlets and I do not remove Ufer covers, I test one outlet per receptacle

**Comments:**

(1) AFCI breakers were introduced to new construction in 2007, and to be installed in all bedrooms. Today AFCI breakers are now required in the entire home, and the GFCI breakers for the home are now combined AFCI and GFCI breakers.

GFCIs are to be installed in the entire kitchen (including fixed appliances), at all outlets in the bathroom(s), laundry room, garage, attic, wet bars and other sinks, water heaters and HVAC equipment and crawlspaces.

Limitations: Affixed breakers are not tested if the home is occupied (AFIC & GFCI). I do not remove the plate cover on Ufer grounds to verify they are present.

The 220 volt, 3 wire, copper wire, electrical service conductors were below ground, at the time of the inspection.

The 200 amp, Cutler Hammer, 1 phase, copper wire service panel was in the garage.

**The ground wire was cut. Lack of grounding is considered unsafe. I recommend further evaluation by a licensed electrician, prior to closing.**

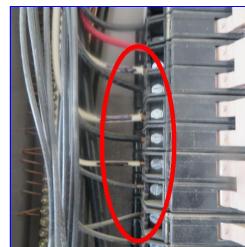
I recommend a licensed electrical contractor evaluate the entire service entrance and panels, for safety, prior to closing. At the time of the inspection, there were multiple deficiencies, including, but not limited to over exposed wires at breakers in the panel (can arc), and some missing AFCI breakers.



A. Item 1 (Picture)  
Grounding wire has  
been cut



A. Item 2 (Picture)  
Over exposed wires  
can arc & missing  
some AFC breakers



A. Item 3 (Picture)  
Over exposed wires  
can arc & missing  
some AFC breakers

(2) The ground wire was cut. Lack of grounding is considered unsafe. I recommend further evaluation by a licensed electrician, prior to closing.

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

I NI NP D

I recommend a licensed electrical contractor evaluate the entire service entrance and panels, for safety, prior to closing. At the time of the inspection, there were multiple deficiencies, including, but not limited to over exposed wires at breakers in the panel (can arc), and some missing AFCI breakers.

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

**Type of Wiring:** Copper

**Wiring Methods:** Romex

Comments:

(1) The smoke and combined smoke and carbon monoxide detectors should be tested, prior to moving into the home, for life safety. They should be present in common bedroom hallways (combined), on each floor (combined), in each bedroom (smoke), and should be at least three feet from humid areas (ie bathrooms with showers), for life safety. Testing them and verifying they are present and working, upon moving into the home, is important for life safety. They might have been damaged, stopped working, or might have been removed, and they can work one day and not work the next day.

Smoke detectors have a 8-10 year life expectancy and combined smoke and carbon monoxide detectors have a 6-8 year life expectancy. They should be tested at least once a year. When the plastic starts to yellow, they are getting old and should be evaluated.

Limitation: I do not inspect smoke detectors or carbon monoxide detectors that are on ceilings more than 10 feet tall or if the owner/resident is in the home, at the time of the inspection.

All outlet receptacles must be either a GFCI or AFCI. GFCI is the type of outlet that has an emergency breaker at the outlet, while AFCI detects faulty wiring at the breaker box. They must also be "tamper-resistant," which is indicated on the packaging, or with a "TR" on the outlet itself

GFCI devices are now required in all bathrooms, the entire garage, all outdoor areas, in kitchens (at all receptacles, including all fixed appliances and vent hoods), the laundry areas outlets (including washers and dryers), indoor damp and wet locations, crawlspaces with outlets, at attic outlets, at receptacles near HVAC equipment and water heaters, near water lines, in basements, at heated floor receptacles, dishwashers, and any receptacle within 6 feet of a wet area (ie wet bars).

Per the NEC 210.12, AFCI (Arc Fault Circuit Interrupter) devices are to be used for all receptacles serving bedrooms, kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas, at kitchen appliances (ie refrigerators, micro waves, stoves, vent fans, disposals, dishwashers compactors), at laundry rooms: washer and dryer outlets and laundry areas, lighting fixtures, switches, smoke alarms, and basements.

All homes are required to have Tamper Resistant receptacles installed at all outlets in the home, for safety. The Texas Real Estate Commission (TREC) Standards of Practice requires that a licensed inspector mark any home not in compliance with this standard as Deficient.

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

I NI NP D

Any electrical outlet receptacles which are blocked by home furnishings, storage items, are plugged in, or have child safety caps, are not inspected. I test one outlet per receptacle. I do not inspect 220 volt outlets. I do not remove Ufer plate covers. I do not move refrigerators in order to access the outlet. I do not test items which require special equipment. I do not test outlets for proper voltage. In the event aluminum wiring is reported, it should be reviewed by a licensed electrician, for fire safety. We do not report copper clad aluminum wiring unless clearly so labeled at the electrical panel. Light fixtures with daylight sensors or that are on timers can not be tested for proper function. I do not inspect low voltage systems, accent lighting, alarm systems, sound systems, electric gates or video monitoring systems.

I recommend further evaluation of the electrical deficiencies in the home, for safety, by a licensed electrician, making all needed repairs, prior to closing. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, missing GFCI outlets in the entire kitchen (fixed appliances), the washroom and the attic, noted non functioning lights (ie exterior front lights), noted no AFCIs, noted missing tamper resistant outlets (TR) at all indoor receptacles less than five feet from the floor, noted the hall alarms on each floor did not appear to be combined for smoke and carbon monoxide and damaged alarms, noted short cut conductive pull cords at light/fan fixtures, a non functioning door bell, and cracks plate covers.



B. Item 1 (Picture)  
Attic & laundry room  
not GFCI



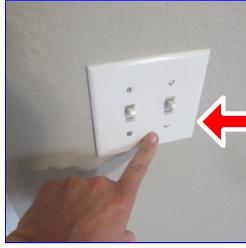
B. Item 2 (Picture)  
Front lights not  
working



B. Item 3 (Picture)  
Short cut conductive  
pull cords at light/  
fan fixtures



B. Item 4 (Picture)  
Confirm all hall  
alarms combined for  
smoke & carbon  
monoxide,



B. Item 5 (Picture)  
Cracked plate  
covers



B. Item 6 (Picture)  
Damaged bedroom  
alarms

(2) I recommend further evaluation of the electrical deficiencies in the home, for safety, by a licensed electrician, making all needed repairs, prior to closing. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, missing GFCI outlets in the entire kitchen (fixed appliances), the washroom and the attic, noted non functioning lights (ie exterior front lights), noted no AFCIs, noted missing tamper resistant outlets (TR) at all indoor receptacles less than five feet from the

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

**I    NI    NP    D**

floor, noted the hall alarms on each floor did not appear to be combined for smoke and carbon monoxide and damaged alarms, noted short cut conductive pull cords at light/fan fixtures, a non functioning door bell, and cracks plate covers.

**C. Other**

[Comments:](#)

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

I NI NP D

### III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

**Type of Systems:** Furnace

Extra Info: Two OLD 2005- 54,000 BTU, split systems

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** Two

**Brand:** Carrier

**Comments:**

(1) I test ambient air temperatures at return and supply vents and inspect burner compartments of the furnace. I do not size units to square footage, determine tonnage, SEER rating or remaining life of units. I do not confirm drain line connections extend correctly from the HVAC system to the exterior drain lines when they are obstructed, covered with insulation, in walls or not readily accessible. I do not determine the age or life expectancy of HVAC furnaces/heating equipment during the inspection. The industry average of a furnace is estimated at 15-20 year life expectancy.

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 PVC backflow preventer/p-trap and PVC vent pipe were installed to the side of the overflow catch pan. This is not a deficiency. Best practices would have them both installed over the overflow catch pan, to reduce potential water damage, in case of leaks.

Mechanical equipment can be performing as intended one day and not working as intended the next.

A 50-60 degree difference between the ambient supply and ambient return air temperature is considered normal. The average supply vent temperature is subtracted from the ambient return vent temperature to determine the differential. The ambient air temperature differential was 40 degrees F for both systems, at the time of the inspection.

I recommend a licensed HVAC person further evaluate the deficient system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, two old systems which were not heating as intended, and noted both systems had no overflow shut off (wet switches/safety switches), no cleanout valves on the drain line, no foil tape on the gas flue pipe joints, both were missing overflow vent pipes or drain cap on the vent pipes, noted no insulated backflow preventers on the drain lines, flue, no sediment traps on the gas line to prevent sediment from entering the system, missing wire grommets, no visible power on/off switch near the system, and one rusted overflow catch pan.

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

I NI NP D



A. Item 1 (Picture)  
Two OLD 2005  
furnaces, not  
heating as intended  
with multiple  
deficiencies



A. Item 2 (Picture)  
Two OLD 2005  
furnaces, not  
heating as intended  
with multiple  
deficiencies

(2) A 50-60 degree difference between the ambient supply and ambient return air temperature is considered normal. The average supply vent temperature is subtracted from the ambient return vent temperature to determine the differential. The ambient air temperature differential was 40 degrees F for both systems, at the time of the inspection.

I recommend a licensed HVAC person further evaluate the deficient system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, two old systems which were not heating as intended, and noted both systems had no overflow shut off (wet switches/safety switches), no cleanout valves on the drain line, no foil tape on the gas flue pipe joints, both were missing overflow vent pipes or drain cap on the vent pipes, noted no insulated backflow preventers on the drain lines, flue, no sediment traps on the gas line to prevent sediment from entering the system, missing wire grommets, no visible power on/off switch near the system, and one rusted overflow catch pan.

B. Cooling Equipment

**Type of Systems:** Air conditioner unit

Extra Info: One OLD, 2005, 13 SEER, 3 Ton R-22 Freon split system and One 2017, 14 SEER, 3 Ton split system

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** Two

**Central Air Brand:** CARRIER, GOODMAN

**Comments:**

(1) I test ambient air temperatures at return and supply vents. I do not size units to square footage. I do not determine tonnage, SEER ratings or the determine remaining life of AC units/systems. I do not determine the age or life expectancy of HVAC furnaces/heating equipment during the inspection. I do not inspect below ground/geo thermal systems. The industry average for an ac condenser is estimated at 10-15 year life expectancy.

The home inspector is not required to: operate AC 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/cold supply to the various rooms.

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

I NI NP D

Mechanical equipment can be performing as intended one day and not working as intended the next.

The AC system was using R22 refrigerants which are no longer available and will probably require the system to be replaced, when the gas runs low.

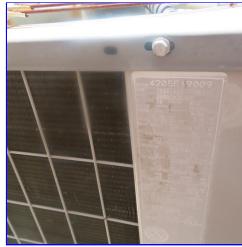
A 15-22 degree difference between the ambient supply and ambient return air temperature is considered normal. The average supply vent temperature is subtracted from the ambient return vent temperature to determine the differential. The ambient air temperature differential was 15 degrees F upstairs and 0 degrees F downstairs, at the time of the inspection.

The home had mixed brands of condensers and furnaces. I recommend licensed HVAC person evaluate the installation, making sure the brands are compatible and correctly installed, prior to closing..

I recommend a licensed HVAC person further evaluate the deficient system and make any needed repairs, for function and safety. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, One VERY OLD system which was not cooling as intended, was rusted and had the shut offs installed behind the condenser, not off to the side.



B. Item 1 (Picture)  
2017 Goodman AC



B. Item 2 (Picture)  
OLD 2005, rusting &  
bruised AC using  
R-22 freon

(2) The AC system was using R22 refrigerants which are no longer available and will probably require the system to be replaced, when the gas runs low.

A 15-22 degree difference between the ambient supply and ambient return air temperature is considered normal. The average supply vent temperature is subtracted from the ambient return vent temperature to determine the differential. The ambient air temperature differential was 15 degrees F upstairs and 0 degrees F downstairs, at the time of the inspection.

The home had mixed brands of condensers and furnaces. I recommend licensed HVAC person evaluate the installation, making sure the brands are compatible and correctly installed, prior to closing..

I recommend a licensed HVAC person further evaluate the deficient system and make any needed repairs, for function and safety. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, One VERY OLD system which was not cooling as intended, was rusted and had the shut offs installed behind the condenser, not off to the side.

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

I NI NP D

C. Duct Systems, Chases and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

Extra Info: Not visible: Possibly in return vents

**Comments:**

(1) I do not determine uniformity of distribution, nor do I inspect for mold or asbestos (often used in older homes as insulation). Attic vent fans, with automatic thermostat controllers, could engage in a fire and promote draw of flames throughout a home. Feel free to have a licensed specialist, if you have any concerns.

The home inspector is not required to: Determine how many air changes there are for the HVAC system in the home, determine the need for fresh air ducts or whole house mechanical ventilation systems, operate heating systems when weather conditions or other circumstances may cause equipment damage; observe: the interior of ducts chases or vents or humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms. Feel free to have a licensed HVAC person further evaluate, prior to closing, if you have any concerns.

Inspector does not move or lift ducts or inspect under ducts that are not suspended.

Inspecting the interior of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection. Feel free to have a licensed HVAC person further evaluate, prior to closing, if you have any concerns.

**At the time of the inspection, the inspector noted there were deficiencies, including but not limited not being able to locate the filters.**

(2) At the time of the inspection, the inspector noted there were deficiencies, including but not limited not being able to locate the filters.

D. Other

**Comments:**

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

I NI NP D

## IV. Plumbing System

### A. Plumbing Supply, Distribution System and Fixtures

**Water Source:** Public

**Water Filters:** (We do not inspect filtration systems)

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** PEX, Copper

**Location of water meter:** at street

**Location of main water supply valve:** at street, Could Not Locate Secondary Shut Off, In Yard, Near Home

**Static water pressure reading:** 70 psi

**Type of supply piping material:** Cast Iron Gas Supply To Gas Meter

**Number of sidewall sewer cleanouts:**

**Comments:**

(1) Below ground, in slab and in wall water supply lines are not visually inspected during inspection. Plumbing supply and drain lines can take days, weeks or even months to show signs of failure. I tested the plumbing while the home was vacant. I cannot determine how it will perform in a occupied home. Homes that have foundation repairs or that are old often have a hydrostatic pressure test performed, to check for leaks. Only a licensed plumber should perform scoping and hydrostatic supply and distribution water line, flow pressure tests, with prior permission from the home owner. Feel free to hire a licensed plumber for a more thorough inspection, before closing on the home.

I recommend a licensed plumber further evaluate the plumbing system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a leak at the an exterior spigot and missing backflow preventers, slow draining master sinks and tub, toilets which were filling prior to flushing and gurgling, leaking tub diverters, damaged/sticking drain stops at sinks, and whistling pipes in the upstairs shower.

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

I   NI   NP   D



A. Item 1 (Picture)  
Meter & shut off



A. Item 2 (Picture)  
70 psi



A. Item 3 (Picture)  
Leaking when  
turned on



A. Item 4 (Picture)  
Slow draining sinks  
& tub & sticking  
drain stops



A. Item 5 (Picture)  
Leaking diverters

(2) I recommend a licensed plumber further evaluate the plumbing system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a leak at the an exterior spigot and missing backflow preventers, slow draining master sinks and tub, toilets which were filling prior to flushing and gurgling, leaking tub diverters, damaged/sticking drain stops at sinks, and whistling pipes in the upstairs shower.

B. Drains, Waste and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

**Type of drain piping material:** PVC

**Comments:**

(1) Below ground, in slab and in wall water drains are not visually inspected during inspection. Plumbing drain lines can take days, weeks or even months to show signs of failure. I tested the plumbing while the home was vacant. I cannot determine how it will perform in a occupied home. Homes that have foundation repairs, or that are older often have the drain lines scoped and a hydrostatic drain and sewer line pressure test performed, to look for damage. Only a licensed plumber should scope drain lines and do pressure tests, with prior permission from the home owner. Feel free to hire a licensed plumber for a more thorough inspection, before closing on the home.

The main drain clean outs were in the front flower bed.

I recommend a licensed plumber further evaluate the plumbing system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted slow draining master sinks and tub, and toilets which were filling prior to flushing, and gurgling.

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

I NI NP D

B. Item 1 (Picture)  
Sewer cleanoutsB. Item 2 (Picture)  
All toilets filling & gurgling

(2) Below ground, in slab and in wall water drains are not visually inspected during inspection. Plumbing drain lines can take days, weeks or even months to show signs of failure. I tested the plumbing while the home was vacant. I cannot determine how it will perform in a occupied home. Homes that have foundation repairs, or that are older often have the drain lines scoped and a hydrostatic drain and sewer line pressure test performed, to look for damage. Only a licensed plumber should scope drain lines and do pressure tests, with prior permission from the home owner. Feel free to hire a licensed plumber for a more thorough inspection, before closing on the home.

I recommend a licensed plumber further evaluate the plumbing system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted slow draining master sinks and tub, and toilets which were filling prior to flushing, and gurgling.

**C. Water Heating Equipment**

**Energy Sources:** Gas (quick recovery)

Extra Info: Older 2015

**Capacity:** 50 Gallon (2-3 people)

**Water Heater Location:** Garage

**WH Manufacturer:** RHEEM

Comments:

(1) I do not determine remaining life of the water heaters. I do not test the temperature pressure relief valve as this can cause the valve to start leaking. I test tankless water heaters while the home is empty. I am not able to determine if they are sufficiently sized for the varied usage in a home that is occupied. My inspection is limited to a visual inspection of readily accessible components. I do not determine the age or life expectancy of water heaters during the inspection. The industry average is a 10 year life expectancy. Feel free to hire a licensed plumber for a more thorough inspection, before closing on the home.

I recommend a licensed plumber, for safety and to prevent water damage, evaluate and repair as needed the deficiencies in the water heater. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a non type B, double walled, UL rated flue in the garage, and a missing sediment trap on the gas line.

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

I   NI   NP   D



C. Item 1 (Picture)  
Not type B flue in  
garage & no  
sediment trap on  
gas line

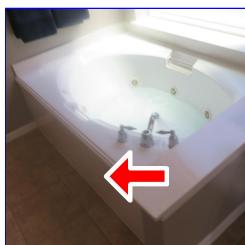
(2) I recommend a licensed plumber, for safety and to prevent water damage, evaluate and repair as needed the deficiencies in the water heater. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a non type B, double walled, UL rated flue in the garage, and a missing sediment trap on the gas line.

D. Hydro-Massage Therapy Equipment

**Comments:**

(1) Limitation: I could not determine if the equipment in the tub is GFCI grounded. No access panel or limited access.

I recommend a licensed plumber further evaluate the system and repair as needed. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a slow draining and gurgling drain, and no visible access panel to the equipment in the tub.



D. Item 1 (Picture)  
No visible access  
panel & slow  
draining

(2) I recommend a licensed plumber further evaluate the system and repair as needed. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a slow draining and gurgling drain, and no visible access panel to the equipment in the tub.

E. Gas Distribution Systems and Gas Appliances

**Location of gas meter:** Left Side Of Home

**Type of gas distribution piping material:** Black Iron, CSST Flex Gas Lines

**Comments:**

(1) I do not operate gas lines/valves, turn on gas ignitors in fireplaces, or perform gas line leak tests. I do not turn on gas meters when the gas is off in a home. I provide a visual observation of readily accessible

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

I   NI   NP   D

components, at the time of the inspection. I do not move items in cabinet or move stoves to inspect gas lines and correct connectors of gas valves, confirm bonding of gas lines, or move personal items or insulation in attics to confirm the correct installation of gas lines in attics and cabinets. Feel free to hire a licensed plumber to for further evaluation, prior to closing.

The inspector is not required to inspect sacrificial anode bonding or for its existence, pressurize or test gas system, drip legs, or shut-off valves, operate gas line shut-off valves, light or ignite pilot flames. This is a visual inspection of readily observable and visible accessible components.

I recommend a licensed plumber, for safety and to prevent water damage, evaluate and repair as needed the deficiencies in the gas system. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a gas meter, gas lines and gas pipes, including the CSST gas lines in the attic, which were properly bonded (that is, connected properly by a bonding wire), for fire safety, and there were missing readily accessible gas shut offs at fixtures (at CSST gas lines in the attic), at the time of the inspection.

Yellow CSST Gas Line Bonding: required for the electrical protection of corrugated stainless steel tubing yellow (CSST). CSST may be protected either by installation of an extra bonding connection or by the use of a listed arc-resistant jacket, in accordance with the national standard.

The permanent bonding of non-arc-resistant (yellow) CSST piping systems directly to the grounding electrode system of the structure in which the CSST is installed serves to lower the voltage build-up on the CSST caused by unintentional energizing from outside sources such as lightning strikes. The installation of an extra bonding connection is in addition to the bonding required in IFGC Section 310.1/IRC Section G2411.1 for ground fault protection. The bonding helps achieve an uniform state between the CSST and other similarly bonded metallic systems (such as the water piping, structural steel, electrical raceways and coax cable). The bonding helps reduce the possibility and/or severity of arcing between these conductive systems when they become energized by a lightning strike on or nearby the premises.



E. Item 1 (Picture)  
Meter not bonded

(2) I recommend a licensed plumber, for safety and to prevent water damage, evaluate and repair as needed the deficiencies in the gas system. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a gas meter, gas lines and gas pipes, including the CSST gas lines in the attic, which were properly bonded (that is, connected properly by a bonding wire), for fire safety, and there were missing readily accessible gas shut offs at fixtures (at CSST gas lines in the attic), at the time of the inspection.

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

I   NI   NP   D

F. Other

Comments:

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

I NI NP D

## V. Appliances

**A. Dishwasher**

**Dishwasher Brand:**

**INSPECTION LIMITATIONS:**

**Warmers:**

**Comments:**

Dishwashers are tested for operation and not for how well they clean dishes or the temperature of the water. I do not test the water temperature. Mechanical appliances can be performing as intended one day and not working as intended the next.

**B. Food Waste Disposers**

**Disposer Brand:**

**Comments:**

Mechanical appliances can be performing as intended one day and not working as intended the next.

**C. Range Hood and Exhaust System**

**Exhaust/Range hood:**

**Comments:**

Mechanical appliances can be performing as intended one day and not working as intended the next.

**D. Ranges, Cooktops and Ovens**

**Range/Oven:**

**Comments:**

(1) I do not check cool tops, ranges or ovens for adequacy or accuracy of temperature, due to the inaccuracy of the testing equipment used. I do not move oven/ranges or personal affects in cabinets to confirm correct gas line installations. Mechanical appliances can be performing as intended one day and not working as intended the next. Feel free to call a range, cooktop, oven specialist for a more thorough investigation.

I recommend an appliance repair person calibrate the stove, as needed.

(2) I recommend an appliance repair person calibrate the stove, as needed.

**E. Microwave Ovens**

**Built in Microwave:**

**Comments:**

Mechanical appliances can be performing as intended one day and not working as intended the next.

**F. Mechanical Exhaust Vents and bathroom Heaters**

**Comments:**

(1) Exhaust vents were terminating in the attic (ie at garage). They should terminate outside the home. The warm vent air going into the attic, could cause water to condense in the attic, causing damage over time. Even if it comes out right next to a roof vent, if the air can mingle with attic air, condensation onto wood can still occur. I recommend a roofer make repairs.

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

I   NI   NP   D



F. Item 1 (Picture)  
Venting to attics

(2) Exhaust vents were terminating in the attic (ie at garage). They should terminate outside the home. The warm vent air going into the attic, could cause water to condense in the attic, causing damage over time. Even if it comes out right next to a roof vent, if the air can mingle with attic air, condensation onto wood can still occur. I recommend a roofer make repairs.

**G. Garage Door Operator(s)**

**Auto-opener Manufacturer:**

**Garage Door Type:**

**Garage Door Material:**

**Comments:**

(1) At the time of the inspection, the inspector noted the child return safety sensor/resistance/hand sensor was not working properly, and the manual garage door lock that was not permanently disabled. For safety, and to limit damage to the garage door, I recommend further evaluation and repair, as needed by garage door specialist.



G. Item 1 (Picture)  
Disable manual lock



G. Item 2 (Picture)  
Tension sensor not working

(2) At the time of the inspection, the inspector noted the child return safety sensor/resistance/hand sensor was not working properly, and the manual garage door lock that was not permanently disabled. For safety, and to limit damage to the garage door, I recommend further evaluation and repair, as needed by garage door specialist.

**H. Dryer Exhaust System**

**Comments:**

I don't inspect the dryer vent installation/connections or materials used between wall.

**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**

**INSPECTION LIMITATIONS:**

Comments:

(1) Limitation: I could not verify there was a backflow preventer installed on the sprinkler system, or locate shut off valve, at the time of the inspection.

Limitation: The foundation drip, if present is not visible and does not make any sound and could not be confirmed as working as intended. The parkway and flower beds are usually limited to listening for the sound of water and/or air passing through the buried lines and could not be confirmed as performing as intended.

I recommend a sprinkler specialist further evaluate and repair all sprinkler deficiencies, found upon further evaluation of the system, including the ones found during this inspection. At the time of the inspection, the inspector noted not being able to locate a backflow preventer, noted missing labeling of the watering zones at the control panel, raised heads in flower beds (should not be above any backflow prevention system), and zones spraying fences, walls and the driveway.



A. Item 1 (Picture)  
Not labeled



A. Item 2 (Picture)  
Spraying flatwork,  
fences & walls

(2) I recommend a sprinkler specialist further evaluate and repair all sprinkler deficiencies, found upon further evaluation of the system, including the ones found during this inspection. At the time of the inspection, the inspector noted not being able to locate a backflow preventer, noted missing labeling of the watering zones at the control panel, raised heads in flower beds (should not be above any backflow prevention system), and zones spraying fences, walls and the driveway.

**B. Swimming Pools, Spas, Hot Tubs and Equipment**

**Type of Construction:**

Comments:

**C. Out Buildings**

Comments:

**D. Private Water Wells (a coliform analysis is recommended)**

**Type of Pump:**

**Type of Storage Equipment:**

Comments:

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

I NI NP D

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

## General Summary

### Tim's Home Inspections

**1605 Camp Court  
Northlake, Texas 76247  
817-703-1951**

**Customer**  
Martin Garciapena

**Address**  
2736 Maple Creek  
Fort Worth TX 76117

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. Structural Systems

#### A. Foundations

##### **Inspected, Deficient**

(2) The foundation was not performing as intended, at the time of the inspection.

There were corner pops. These are not structural but should be repaired if they get so large they could affect the wall above.

I am not a structural engineer. Feel free to contact one for further evaluation, prior to closing, to be sure.

#### B. Grading and Drainage

##### **Inspected**

(2) At the time of the inspection, the inspector noted several deficiencies, including but not limited to:

There was poor drainage around the home. Positive grading is important to ensure water flows away from the house.

The gutters were missing leaf guards, which help with drainage. Several rain down spouts terminated a few inches above grade near the foundation, were damaged or missing sections and did not have splash blocks or they had poorly positioned splashblocks. The downspouts should terminate 5-6 feet away from the foundation and into splash blocks, to ensure proper drainage away from the home.

I recommend further evaluation by a specialist in landscape drainage/civil engineer

#### C. Roof Covering Materials

##### **Inspected, Deficient**

(2) I recommend a licensed roofing contractor further evaluate and repair as needed, the roof covering deficiencies. At the time of the inspection, there were deficiencies, including but not limited to, missing kickout flashing and monitor the use horizontal/continuous headwall flashing at masonry/stone side walls.

**D. Roof Structures and Attics**

**Inspected, Deficient**

(2) I recommend a licensed contractor further evaluate all roof structures and attics deficiencies, to limit damage to structures. At the time of the inspection, there were deficiencies, including but not limited, no insulation or shims at the attic ladder, no landing at the top of the ladder, some poor cut, separated rafters, some missing soffit shields, and some missing hip braces.

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

**Inspected, Deficient**

(2) I recommend a professional contractor further evaluate all wall deficiencies, making all needed repairs, to limit damage to structures. At the time of the inspection, the inspector noted there were deficiencies, including but limited to, missing sealant at all fixtures adjacent to exterior walls (ie electric panel outlets, pvc, lights, etc), noted gaps/missing caulking at exterior trims (ie back), and possible stains with no moisture (ie corner by back door).

**F. Ceilings and Floors**

**Inspected, Deficient**

(2) I recommend a professional contractor further evaluate all ceiling and flooring deficiencies, making all needed repairs, to limit damage to structures . At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, ceiling cracks (ie tp of stairs) and repairs, water stains in the garage, noted some noisy upstairs decking and hairline cracks n the garage floor and flatwork.

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

**Inspected, Deficient**

(2) I recommend a contractor/handyman evaluate and make all needed repairs to all door deficiencies, to limit damage to structures. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, gaps at the tops of exterior lintels (metal headers) which were not sealed, noted the front and back doors were sticking and had gaps to the exterior at bottom corners, noted a missing self closing mechanism to the garage door from the home, for fire safety and it was sticking, missing hardware, missing/damaged ball pressure latches, and some missing door stops .

**H. Windows**

**Inspected, Deficient**

(2) I recommend a professional window company further evaluate the window deficiencies, making all needed repairs, to limit damage to structures. At the time of the inspection, there were deficiencies, including not but limited to gaps at the tops of exterior lintels (metal headers) which were not sealed, and noted no safety latches/barriers to limit opening the upstairs windows fully, for safety.

**J. Fireplaces and Chimneys**

**Inspected, Deficient**

(2) I recommend making sure the gas fireplace damper is permanently in an open position, using a damper clamp if needed, for safety.

**II. Electrical Systems**

**A. Service Entrance and Panels**

**Inspected, Deficient**

(2) The ground wire was cut. Lack of grounding is considered unsafe. I recommend further evaluation by a licensed electrician, prior to closing.

I recommend a licensed electrical contractor evaluate the entire service entrance and panels, for safety, prior to closing. At the time of the inspection, there were multiple deficiencies, including, but not limited to over exposed wires at breakers in the panel (can arc), and some missing AFCI breakers.

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

**Inspected, Deficient**

(2) I recommend further evaluation of the electrical deficiencies in the home, for safety, by a licensed electrician, making all needed repairs, prior to closing. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, missing GFCI outlets in the entire kitchen (fixed appliances), the washroom and the attic, noted non functioning lights (ie exterior front lights), noted no AFCIs, noted missing tamper resistant outlets (TR) at all indoor receptacles less than five feet from the floor, noted the hall alarms on each floor did not appear to be combined for smoke and carbon monoxide and damaged alarms, noted short cut conductive pull cords at light/fan fixtures, a non functioning door bell, and cracks plate covers.

### **III. Heating, Ventilation and Air Conditioning Systems**

**A. Heating Equipment**

**Inspected, Deficient**

(2) A 50-60 degree difference between the ambient supply and ambient return air temperature is considered normal. The average supply vent temperature is subtracted from the ambient return vent temperature to determine the differential. The ambient air temperature differential was 40 degrees F for both systems, at the time of the inspection.

I recommend a licensed HVAC person further evaluate the deficient system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, two old systems which were not heating as intended, and noted both systems had no overflow shut off (wet switches/safety switches), no cleanout valves on the drain line, no foil tape on the gas flue pipe joints, both were missing overflow vent pipes or drain cap on the vent pipes, noted no insulated backflow preventers on the drain lines, flue, no sediment traps on the gas line to prevent sediment from entering the system, missing wire grommets, no visible power on/off switch near the system, and one rusted overflow catch pan.

**B. Cooling Equipment**

**Inspected, Deficient**

(2) The AC system was using R22 refrigerants which are no longer available and will probably require the system to be replaced, when the gas runs low.

A 15-22 degree difference between the ambient supply and ambient return air temperature is considered normal. The average supply vent temperature is subtracted from the ambient return vent temperature to determine the differential. The ambient air temperature differential was 15 degrees F upstairs and 0 degrees F downstairs, at the time of the inspection.

The home had mixed brands of condensers and furnaces. I recommend licensed HVAC person evaluate the installation, making sure the brands are compatible and correctly installed, prior to closing..

I recommend a licensed HVAC person further evaluate the deficient system and make any needed repairs, for function and safety. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, One VERY OLD system which was not cooling as intended, was rusted and had the shut offs installed behind the condenser, not off to the side.

**C. Duct Systems, Chases and Vents**

**Inspected, Deficient**

(2) At the time of the inspection, the inspector noted there were deficiencies, including but not limited not being able to locate the filters.

## IV. Plumbing System

### A. Plumbing Supply, Distribution System and Fixtures

#### Inspected, Deficient

(2) I recommend a licensed plumber further evaluate the plumbing system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a leak at the an exterior spigot and missing backflow preventers, slow draining master sinks and tub, toilets which were filling prior to flushing and gurgling, leaking tub diverters, damaged/ sticking drain stops at sinks, and whistling pipes in the upstairs shower.

### B. Drains, Waste and Vents

#### Inspected, Deficient

(2) Below ground, in slab and in wall water drains are not visually inspected during inspection. Plumbing drain lines can take days, weeks or even months to show signs of failure. I tested the plumbing while the home was vacant. I cannot determine how it will perform in a occupied home. Homes that have foundation repairs, or that are older often have the drain lines scoped and a hydrostatic drain and sewer line pressure test performed, to look for damage. Only a licensed plumber should scope drain lines and do pressure tests, with prior permission from the home owner. Feel free to hire a licensed plumber for a more thorough inspection, before closing on the home.

I recommend a licensed plumber further evaluate the plumbing system and make any needed repairs, for function, safety, and to limit water damage to the home. At the time of the inspection, the inspector noted slow draining master sinks and tub, and toilets which were filling prior to flushing, and gurgling.

### C. Water Heating Equipment

#### Inspected, Deficient

(2) I recommend a licensed plumber, for safety and to prevent water damage, evaluate and repair as needed the deficiencies in the water heater. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a non type B, double walled, UL rated flue in the garage, and a missing sediment trap on the gas line.

### D. Hydro-Massage Therapy Equipment

#### Inspected, Deficient

(2) I recommend a licensed plumber further evaluate the system and repair as needed. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a slow draining and gurgling drain, and no visible access panel to the equipment in the tub.

### E. Gas Distribution Systems and Gas Appliances

#### Inspected, Deficient

(2) I recommend a licensed plumber, for safety and to prevent water damage, evaluate and repair as needed the deficiencies in the gas system. At the time of the inspection, the inspector noted there were deficiencies, including but not limited to, a gas meter, gas lines and gas pipes, including the CSST gas lines in the attic, which were properly bonded (that is, connected properly by a bonding wire), for fire safety, and there were missing readily accessible gas shut offs at fixtures (at CSST gas lines in the attic), at the time of the inspection.

## V. Appliances

### D. Ranges, Cooktops and Ovens

#### Inspected, Deficient

(2) I recommend an appliance repair person calibrate the stove, as needed.

### F. Mechanical Exhaust Vents and bathroom Heaters

#### Inspected, Deficient

(2) Exhaust vents were terminating in the attic (ie at garage). They should terminate outside the home. The warm vent air going into the attic, could cause water to condense in the attic, causing damage over time. Even if it comes out right next to a roof vent, if the air can mingle with attic air, condensation onto wood can still occur. I recommend a roofer make repairs.

**G. Garage Door Operator(s)**

**Inspected, Deficient**

(2) At the time of the inspection, the inspector noted the child return safety sensor/resistance/hand sensor was not working properly, and the manual garage door lock that was not permanently disabled. For safety, and to limit damage to the garage door, I recommend further evaluation and repair, as needed by garage door specialist.

## VI. Optional Systems

**A. Landscape Irrigation (Sprinkler) Systems**

**Inspected, Deficient**

(2) I recommend a sprinkler specialist further evaluate and repair all sprinkler deficiencies, found upon further evaluation of the system, including the ones found during this inspection. At the time of the inspection, the inspector noted not being able to locate a backflow preventer, noted missing labeling of the watering zones at the control panel, raised heads in flower beds (should not be above any backflow prevention system), and zones spraying fences, walls and the driveway.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tim Shupp