TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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 130 Laverna Lane, Hickory Creek, Texas 75065

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
Cable TV Wiring		✓	
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)			✓
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines	✓		
Fuel Gas Piping:	✓		
-Black Iron Pipe			✓
-Copper			✓
-Corrugated Stainless Steel Tubing			✓
Hot Tub		✓	
Intercom System			✓
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: ☐ sump ☐ grinder			✓
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa		✓	
Trash Compactor			✓
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

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

Solar Panels		✓		☐ owned ☐ leased from
Water Heater	✓			☐ electric☑ gas☐ other: number of units: 1
Water Softener	✓			☑ owned☐ leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler	✓			☑ automatic ☐ manual areas covered: Front yard, Backyard
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: Shillings Age: 3 (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		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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: Lennon Creek Residential Community LLC Manager's Name: Bawana Strickland Phone: 2147051615 option 6 Fees or assessments are: $ 50 per Month ☑ 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) $50 per month

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
03-30-2024	One Year Inspection	Gerasimos Pagoulatos	58
04-08-2023	New Home inspection	Gerasimos Pagoulatos	60

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 ☐ Senior Citizen ☐ Disabled

☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ 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.

Narendra Yanamadala 2026-03-15
Signature of Seller Date

Anoosha Dhoppalapudi 2026-03-15
Signature of Seller Date

Printed Name: Narendra Yanamadala

Printed Name: Anoosha Dhoppalapudi

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:	Cleansky energy	Phone #:	
Sewer:		Phone #:	
Water:	LakeCities MUD	Phone #:	
Cable:		Phone #:	
Trash:	Republic	Phone #:	
Natural Gas:	Atmos	Phone #:	
Phone Company:		Phone #:	
Propane:		Phone #:	
Internet:	Astound	Phone #:	

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:

a long-term relationship
with peace of mind

Strata
real estate inspection

www.stratainc.net

214.532.2092

130 Laverna Ln, Hickory Creek, TX 75065

This Home Inspection Report was prepared exclusively for

Narendra **Yanamadala**

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PROPERTY INSPECTION REPORT FORM

Narendra Yanamadala	**04/08/2023**
Name of Client	*Date of Inspection*
130 Laverna Ln Hickory Creek, TX 75065	
Address of Inspected Property	
Gerasimos Pagoulatos	**9308**
Name of Inspector	*TREC License #*

PURPOSE OF INSPECTION
A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR
This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:
- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT
While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS
This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:
- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have questions or are unclear regarding our findings, please fell free to call before you buy the property.

This report contains technical information. If you were not present during this inspection, please call my office number to arrange for a verbal consultation. If you choose not to consult with the inspector, this inspection company can not be held liable for your understanding or misunderstandings of the report content. This inspection is made for the sole purpose of assisting the purchaser to determine feasibility of purchasing the inspected property. This report is not to be used by or for any property and/or home warranty company.

You are advised to seek three professional opinions and obtain written estimates for repairs related to any defects, comments, improvements, or recommendations contained in this report, and that the professionals further inspect the property to identify and repair additional conditions which may have been hidden and/ or not included in this report. All estimates and repairs should be completed before closing on the property.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all the instances of damage and/or deficiencies found. There will be damage and /or deficiencies not represented with digital imaging.

Weather: Cloudy Temp: 64

Date: 04/08/2023

The points of reference 'left' and 'right' throughout this report, assume that the reader is standing on the street and facing the exterior of the house.

I. STRUCTURAL SYSTEMS

☒☐☐☒ **A. Foundations**

Type of Foundations: Slab on grade

Comments:

The foundation appears to function within acceptable parameters at the time of this inspection.

With the exception of some locations, the general DFW area has a soil content high in active clays. These clays exhibit a high degree of expansion and contraction depending on the amount of moisture they contain, typically expanding during seasonal rains and contracting during the summer time when droughts are common. Variation in the moisture content of the soil under and at the perimeter of the foundation can cause differential foundation movement and result in structural issues, so consistent moisture control is the key to reducing the chances of foundation distress and failure. Over time you may experience cracks in the brick veneer, drywall, foundation, floor tiles, as well as doors sticking from foundation settlement.

The foundation perimeter beam was either minimally visible or not visible at places, due to the driveway, walkways, and the porch(es).

With the exception of the garage, the top of the slab was not visible due to floor coverings.

The yard grading and drainage around the foundation and the moisture content of the soil must be maintained and monitored throughout the year, to help prevent foundation issues. Consistent soil moisture throughout the year is desired. The grade should never be so dry as to pull away from the exterior foundation wall or to crack, or saturated with moisture for prolonged periods of time. The South and West sides of the house may require more water because the sun's drying effect is greater than on the other sides.

A maintenance program which includes foundation drip/ soaker hoses around the foundation perimeter can can help maintain consistent moisture around and under the foundation during the hottest parts of the year, which in turn can and help prevent differential settlement and failure.

Most new houses have a foundation drip built-in. When soaker hoses are used, they can be attached to a sprinkler system for automated use.

Soaker hoses should be used for only a few minutes daily, and only during the hottest months of the year. Placing them too close to the foundation and/or excessive and/or improper use of soaker hoses can damage the foundation. They should be placed 8-18 inches away from the foundation, closer to the foundation on significantly downhill sides, further away on significantly uphill sides.

Foundation elevation information is not provided by the inspector. If the client wants this type of information they should hire a Structural Engineer for a full elevation measurement and evaluation.

No termite inspection took place.

Issues:

There were chips at the edge of the garage floor.

There were gouges and small-area damage in the garage floor surface.

There were low areas on the garage floor surface, where spilled liquids would pond instead of running away from the house.

The above can be filled-in and leveled, for proper application of a future epoxy coating.

Also see the Grading and Drainage section for issues which can negatively affect the structural integrity of the foundation, and the correction of which can help control soil and foundation movement.

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

I	NI	NP	D

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

I	NI	NP	D

☒☐☐☒ **B. Grading and Drainage**

Comments:

A masonry retaining wall in good general condition was noted on the [Location].

Lack of an effective drainage system can negatively affect the performance and even the structural integrity of a foundation to varying degrees, with the contribution of other factors such as the topography.

Functioning, well maintained grading and drainage of the property can help preserve the structural integrity of the foundation. It includes gutters and downspouts, as their absence or malfunction can directly affect soil saturation/ erosion below the roof line.

Wrap-around gutters and downspouts are installed. Check and clean them regularly to prevent debris buildup, possible overflow, and soil erosion or saturation below.

Issues:

The north Texas area has soils of a high clay content, which expands and contracts depending on its moisture content. Houses in areas with expansive soil must control the roof runoff, and therefore partly control the moisture content of the soil around and under the foundation. A fundamental and common way to accomplish that is via gutters and downspouts.

Extend all down spout leaders to discharge at least 6 feet away from the foundation, to partly control the moisture content of the soil, to prevent soil erosion and loss of support against the foundation, and possible foundation issues. Where possible, they should be drained to the street or alley through the sidewalk curb.

Plastic/PVC extensions can be buried, with the end open. The underground extensions should be straight and sloping away from the house. The open ends should not face the sky, the implication being that the buried extension forms a U which holds water and debris and is conducive to clogging and backup.

Another implication of such installations is that the water inside the extensions can be breeding grounds for mosquitoes.

Splash plates are an ineffective, temporary measure, as they tend to settle into the grade and do not prevent soil saturation and/ or erosion next to the foundation.

When downspout extensions are installed, make sure that the ends of the downspouts are not crimped/ dented by the installers to make them fit into the extensions; that would block drainage and cause a backup and gutter overflow.

The left side yard along the fence appears rather flat and appears to drain slowly, as indicated by sediment/ very wet soil. Water should not accumulate near the foundation, as the lack of control over the moisture content of the soil around and under the foundation can contribute to its failure.

The soil had been very wet and muddy around the house recently, and boots sinking into the mud over time had left a carpet of dips holding water, including on the right side. All areas around the foundation should be leveled, compacted, and sodded.

This is a new lawn and can be expected to settle some, including close to the foundation, perhaps altering the grading and drainage. The grading of the left side of this house is not complete. When the lot is finished, the grading and drainage between the houses may need to be improved/ adjusted.

The soil grade should typically be six to eight inches below the top edge of a slab foundation, and no more than half way up the exterior perimeter wall of a pier-and-beam foundation, with a positive slope away from the foundation for proper drainage.

Typically, the soil should slope at the rate of approximately one inch per foot, for a minimum of four to six feet away from the foundation. Where the topography does not allow that, re-grading/ swale systems, and/ or drain pipe systems, can help dissipate the water and properly drain the property. Underground downspout extensions can be tied to buried drain pipe systems.

The grading should be corrected, any low areas/ depressions filled-in , and any added earth support properly compressed, graded, and sodded. The soil near the foundation should be predominately a clay material and not a sandy loam or other porous material. Water should not stand within 15 feet of the foundation for longer than a hour after a heavy rain.

It is important to address the grading and drainage issues in order to help preserve the structural integrity of the foundation.

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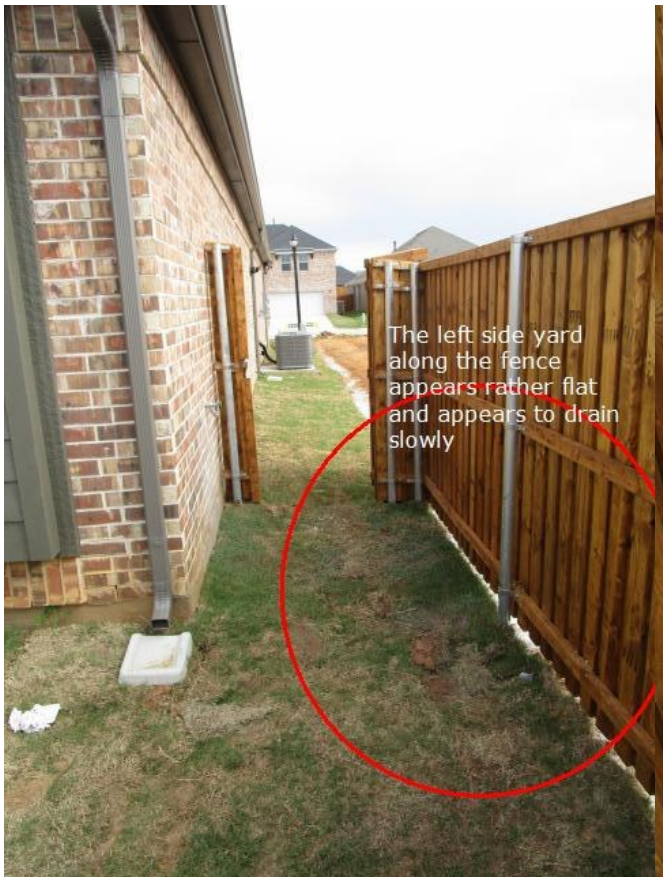

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☒☐☐☒ **C. Roof Covering Materials**

Types of Roof Covering: Asphalt Shingles
Viewed From: The eaves, on top of a ladder, with binoculars., The ground with binoculars.
Comments:
The roof is hip type. Typical life expectancy of composition shingles is 10-20 years.

Some areas were not visible due to roof pitch & height, including the uppermost roof.

The caulking along the top of counter flashings against exterior brick walls will be an issue of periodic maintenance, to prevent water entry into the wall systems.

Tip: Getting a new roof? In warm climates like Texas, a house with light-colored reflective shingles will have a cooling load that is 10-15% less than a house with a dark roof.

Tip: Getting a new roof? Do not be tempted to save money by having a new roof added on top of the old one. Have the old roof stripped. Multiple layers may mean faster wear, shorter life, less wind resistance, slower drying time, and roof deflections. Insist that the shingle manufacturer's installation instructions are strictly followed.

Issues:
Openings/ gaps in the fascia boards allow insect and animal entry into the attic, including on the front side.

The roofing paper, which is under the shingles, was installed under the drip edge flashing at places around the perimeter of home other than rakes, including on the left and front sides.

I	NI	NP	D

The roofing paper, which is under the shingles, was installed on top of or was short of the drip edge flashing at some rakes (slopes), including on front side above the front entry.

Roofing paper should be on top of the drip edge flashing around the perimeter of the roof parallel to the grade, and under the drip edge flashing at rakes (slopes), to avoid moisture penetration, according to the installation instructions (diagrams included) on the websites of the three major shingle manufacturers' Certainteed, Owens-Corning, and GAF. Local roofing companies may install roofs according to different, local roofing associations instructions, but not following the roofing materials manufacturer's installation instructions can void the manufacturer's warranty.

The top opening of some downspouts was higher that the bottom of the gutters, including on the front side. Debris gets caught in the gap and builds up a barrier to drainage.

Some gutters slope away from the downspout, including on front side above the front entry. The implication is water pooling in the gutters and overflowing.

Shingles were arching/ lifted, the result of materials installation, including at the long and narrow roofed area on the front side. All shingles should lie flat with some adhesive under them to prevent entry of wind-driven rain and further lifting during strong winds.

The shingles were stained with building material at places, including at the long and narrow roofed area on the front side.

Shingles were loose and hanging, including on the front side.

Shingles had come loose and slid down the roof into the gutters, including on the front side.

There were nails and/ or hard building material debris on the roof cover, including on the rear side. The implication is that they can be stepped on and driven into the shingles, damaging the surface, especially on a hot day which is most of the year.

There were dabs of sealant on the shingles, including on the left side of the roof. They may be covering holes from nails; ask the seller/ builder. This will be an issue of on-going maintenance. All shingles with patched holes should be replaced.

A few shingles were damaged/ cracked/ 'dinged' here and there, including on the front and rear sides.

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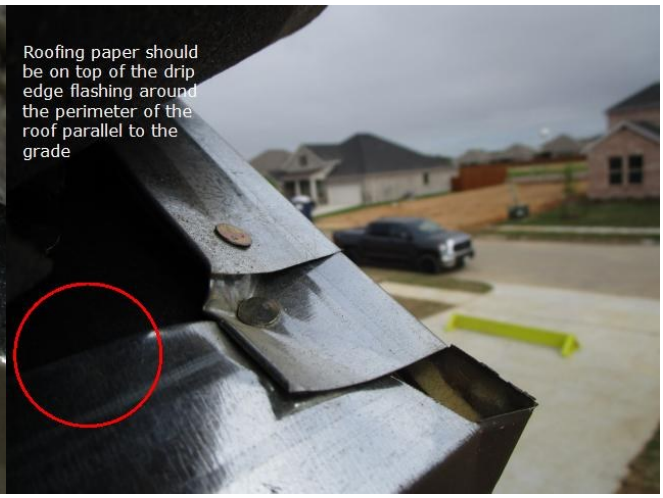

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☒☐☐☒ **D. Roof Structure and Attics**

Viewed From: Inside the attic
Approximate Average Depth of Insulation: About 14 inches
Comments:
Types: Loose fill insulation, Roll insulation between ceiling joists

The attic was entered via a pull down ladder in the garage. The attic was inspected from the floored areas only. Not all areas of the attic were visible from the floored areas.

This is the only attic access.

The attic type is rafter.

Radiant barrier appears to be installed in the attic.

The ventilation system is passive and soffit vents.

The visible roof joists, purlins, supporting struts, and other support structure appeared to be the correct size, undamaged, and supported at acceptable intervals.

No evidence of leaks were visible.

Tip: Cover the soffit vents before painting the eaves boards in the future, to avoid clogging the wire mesh under the grill-type cover with paint, thereby blocking the venting of the attic.

Issues:
The pull down ladder door has gaps and does not close completely all around, allowing fumes and fire transfer between the garage and living spaces via the attic, including along the hinge side. Fire separation is required between a garage and an attic above it. An additional fire-rated, insulated door with a tight seal all around on the attic side is recommended.

The bottoms of the pull down ladder did not have full contact with the floor.

There was insufficient landing at the top of the pull-down ladder. The attic flooring should be installed for 36" in front of the top step of the pull-down ladder to act as landing. As it is, anyone using the ladder must step sideways to reach the attic floor, instead of forward-facing the stairs as required by the manufacturer.

I	NI	NP	D

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

Comments:

Types: The interior walls were finished drywall, The exterior walls were brick and stone veneer and Hardie board siding

Expansion joints are incorporated in the exterior wall construction, which absorb the stress of normal settlement, in order to avoid cracks in the exterior veneer. The expansion joints should be re-filled-in with elastomeric (flexible) material as a matter of periodic maintenance, as it becomes brittle with time.

This house is equipped with weep holes. Modern masonry veneer walls are provided with weep holes to allow for water that reaches the back of masonry units to drain out of wall systems. Weep holes are typically created by leaving the mortar out of every 3rd or 4th vertical joint in the bottom course of the wall. A plastic or metal flashing at the bottom of the wall directs the water out through the weep holes.

Some times builders or home owners place plastic mesh inserts in the weep holes to keep small animals and large insects out of the walls. These inserts should be checked periodically and cleaned as needed to prevent them from becoming clogged with grass clippings and other debris, thereby clogging the weep holes.

Weep holes were also installed over doors and windows with metal lintels over them.

A methodical inspection of the exterior walls revealed no foundation-significant cracks, no separations between veneer and window/ door frames, no separations between wood and brick veneer, no open expansion joints, no frieze board deflections, and no walls were visibly bowing.

Tip: Wall switch and outlets boxes are holes in the house air barrier, allowing for expensively conditioned air to escape into the walls. Pre-cut foam gaskets are available at hardware stores, inexpensive, easy to install, and very effective, even in older homes. Turn the breakers off at the main panel before installing gaskets, to prevent possible electrocution.

Issues:

There were numerous issues of finish workmanship, like poor drywall texture at places, paint overspray on walls, trim, and floors, small cracks or imperfections at several locations in several rooms and areas. The time to address these issues with the builder is during the final walkthrough.

The retaining screws were not installed at some closet hanging rod metal supports.

Some of the double doors to kitchen and bathroom cabinets are not square with each other and/ or do not close properly/ completely. Some of the vertical gaps between double doors were wider at the top or at the bottom. Some drawers were not level and/ or not closed properly.

Some of the kitchen and bathroom cabinet door handles were not parallel to each other or at the same height. Some drawer handles were not level.

There were wide gaps between some baseboards and floor cover, either because of uneven floor tile levels like in the main hallway, or because the baseboards were joined unevenly at corners including in the right side hallway.

Some of the interior wall intersections were noticeably crooked/ not 90 degrees, an issue of materials installation and workmanship, including in the main hallway at the hallway to the garage, and outside the laundry room.

The horizontal lines along the joints of drywall sheets of walls and ceilings were noticeably crooked/ wavy, including in the living room and the master bedroom, an issue of materials installation and workmanship.

The kitchen sink countertop overhang was inconsistent, with no overhang at places, and varying degrees of overhang at others. A 1/4" overhang all around is common. This appears to be an issue of sink size and/ or cutting the right size/ shape hole for the sink in the countertop.

The kitchen cooktop-side counter tops slope noticeably in more than one directions.

The other kitchen and bathroom counter tops slope less, to varying degrees and in different directions.

Some of the kitchen backsplash tiles were sticking out, some were poorly cut/ notched, and the schluter was sticking out, including at the breakfast-side end of the countertop.

Mortar and/or paint stained the exterior brick veneer/ exterior surfaces here and there, covers, downspouts, on all sides. The exterior walls can be pressure/ acid washed.

The foundation was sticking out past the exterior wall on the right side. This condition is an issue of measuring properly, materials installation, and workmanship.

The brick wall was overhanging the foundation by ~.25 inches for a length on the rear side. Corbelled, unreinforced masonry can overhang a foundation wall by up to 1/3 its bed depth with 2/3 bearing on the concrete wall, with no more than 1 1/8" overhanging the foundation.

If there is more than 1 1/8" overhanging the foundation, a masonry company can design a small angle to be bolted into the foundation wall to support the brick above. This condition is an issue of measuring properly, materials installation, and workmanship.

The vertical/ soldier bricks under the rear side breakfast area window were installed in a crooked line.

The expansion joints in the exterior walls have gaps which should be filled with appropriate elastomeric (flexible) material.

Partially obstructed weep holes were noted. Removing the obstructions allows them to properly drain the wall systems.

The brick mortar in contact with some rusting metal lintels along the top of windows and exterior doors had absorbed the rust and was discolored.

Corrosion-resistant flashing is required on top of all rear side window and door exterior trim, installed so as to prevent water penetration.

Brick mortar was missing from small spots all around the exterior walls. Any damaged/missing brick mortar should be replaced/ filled-in (re-pointing), and all exterior wall penetrations, gaps in the exterior veneer/siding, and at joints of heterogeneous types of siding sealed with appropriate sealant, to prevent moisture and insect entry. Pay particular attention at horizontal shelves which may hold water/ allow water entry like exterior window sills and over windows. This is an issue of periodic maintenance.

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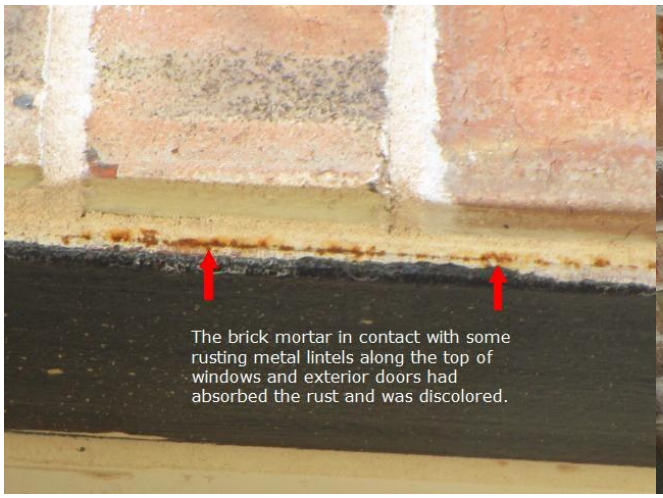

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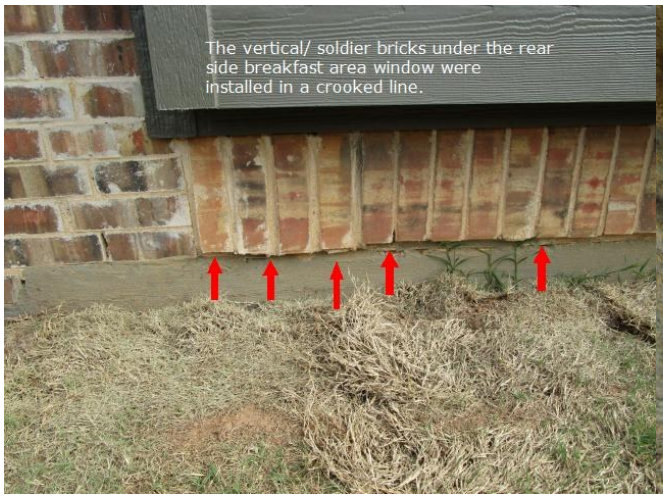

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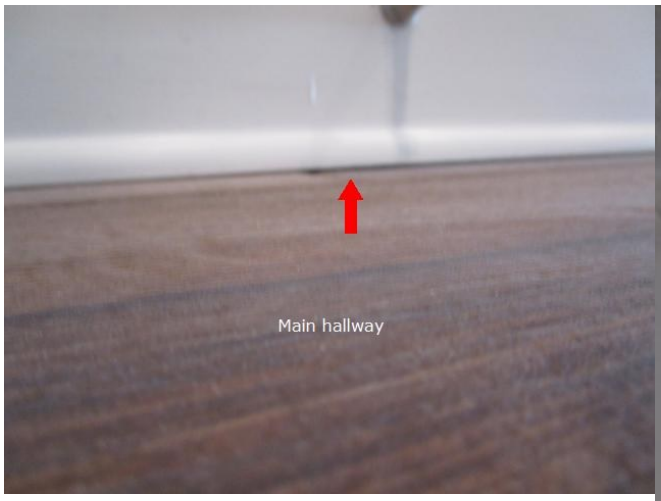

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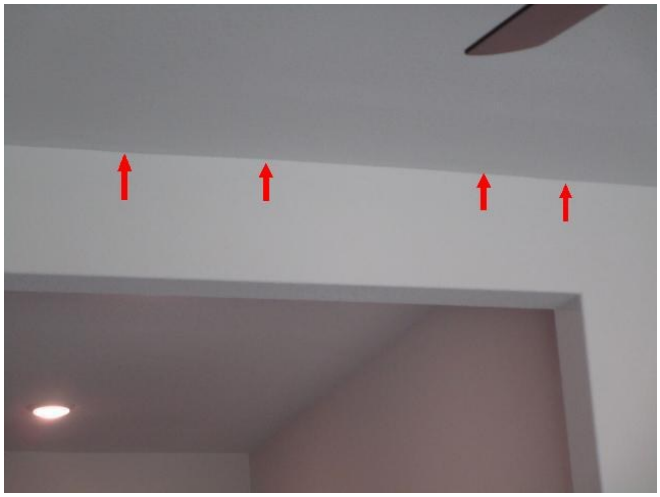

☒☒☐☒ **F. Ceilings and Floors**

Comments:

Types: Ceramic/ porcelane tile flooring, Ceiling was finished drywall, Carpet

The carpets and part of the tiled floors were covered with protective paper/ plastic and were not/ minimally/ partly visible; do a careful check on your final walk-through.

A methodical examination of the tile floor cover revealed no cracks in the tiles and grout, and no moisture stains.

Issues:

There were uneven floor tile surfaces, including in the office.

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Imperfections and gaps between the tile floor cover and the laundry room doorway is an issue of installation and workmanship.

There were grout intersections out of square, including in the laundry room.

Grout was missing from a spot in the breakfast area.

Long ridges on the garage ceiling appear to be poor texture.

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

Comments:

The latching hardware on the exterior doors were functional.

Unless noted, the doors appear to function properly.

There were no doors out of square with the door frame, no doors swinging when set to rest, and no sticking doors.

You should check the caulking around doors and thresholds and repair it as needed, inside to keep air from escaping outside, and outside to keep moisture and insects from entering the walls, as an issue of on-going maintenance. Also check for a worn door sweep at the bottom of the door and replace it with a new one, easy to install and available at hardware stores.

You should have all exterior door locks re-keyed or replaced after you close on a house, so you can control the number of copies of the keys and who has one. Re-keying can be done easily and inexpensively at hardware stores.

Issues:

Mortises were poorly cut into doors for the striker plates and/ or hinges, including at the front door.

Some of the insulation was missing from the door frame to the back porch allowing air transfer. Replacement is available at hardware stores and can be easily installed.

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The door to the garage was missing door jamb insulation and allowed fumes transfer between the garage and indoors from around the door frame. The frame insulation should be checked/ replaced as needed, or the door latching hardware adjusted to provide a tight seal when the door is closed.

The man door to the garage does not self-close and self-latch as required. Fire separation is required between the garage and living spaces by code, and if the door to the garage does not self-close and self-latch the fire separation can be compromised.

The man door to the garage was unfinished/ unpainted.

The two halves of double doors were not flush with each other when they were closed, including in the study/ office and the bedroom closets.

The vertical gap between the two halves of double doors to the master bathroom is wider at the top than at the bottom.

There was building material debris at the bottom of the back porch sliding doors. They should be cleaned for smooth slide/ proper function.

The back porch sliding doors squeak when they slide.

The back porch swing door hangs on its frame and squeaks when it is operated.

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☒☐☐☒ **H. Windows**

Comments:
Types: Single-hung, double-pane,insulated windows, Many windows open inward.

All readily accessible windows are operated. Unless noted, the windows were functional.

Signs of defective window pane seals in the thermal pane windows may appear and disappear as temperatures and humidity changes and fogging/ condensation appears. Some windows with defective seals may not been evident at the time of the inspection. Windows are only checked for obvious fogging. If some defective seals were noted, all windows should be evaluated by a window company.

You should check and repair as needed the caulking around windows, inside to keep air from escaping into the walls, and outside to keep moisture from entering the walls, as an issue of on-going maintenance. A caulking gun and tubes of exterior/ interior caulking are inexpensively available at hardware stores.

Issues:
There was building material debris at the bottom of some window frames. They should be cleaned to keep the weep holes unobstructed to drain any rain/sprinkler water in the window frame well.

Some of the weep holes at the bottom of the exterior window frames are either partly or completely blocked. The weep holes must be unobstructed, to drain any rain/sprinkler water in the window frame well.

The top ends of the bottom sash sloped upward on one or the other end at several windows, perhaps a factory defect, including in the master bedroom.

The lifters were damaged at some windows, including in the front bedroom.

☐☐☒☐ **I. Stairways (Interior and Exterior)**
Comments:

☐☐☒☐ **J. Fireplaces and Chimneys**
Comments:

☒☐☐☒ **K. Porches, Balconies, Decks, and Carports**
Comments:

Issues:
There were small gouges, small-area damage, and rough surfaces at the back and front porch areas, the garage floor, the driveway, and the sidewalk.

Part of the sidewalk had not been poured yet.

The sidewalk curb was damaged/ cracked.

The edge of the front porch was noticeably crooked/ wavy.

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☒☐☐☒ **L. Other Structural**

Comments:

A six foot wood fence was found in the back yard with 2 functioning gates and metal posts.

The fence was stained. Having the fence periodically cleaned and treated with a sealant-stain will help prolong the wood life. The flat boards on top of the fence need sealing the most because they have the most exposure to the elements. Vertical wood surfaces should be cleaned and re-treated about every 5-6 years, and horizontal surfaces very 3 years.

Issues:
The fence was un-/ poorly stained at places, including at the gate.

A couple of caps did not fit to close the top openings of metal posts, to prevent them from accumulating water and rusting from the inside.

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II. ELECTRICAL SYSTEMS

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

Comments:
Types: Breakers

Shop for electric service, compare prices, and choose an electric service provider at www.powertochoose.com from the Public Utility Commission of Texas. Read the terms very carefully before choosing a company.

The main disconnect panel box is located on the left side exterior wall, separate from the main panel.

The main distribution panel box is located in the garage. The service appears to be 200 amp , underground , 120/240 volt, copper, using circuit breakers.

The required primary point of ground appeared to be connected to a rebar embedded in the foundation (Ufer grounding), and was visible via an opening in the garage wall.

A ground wire was noted exiting the main panel box, the exterior wall on the other side of the panel, and be correctly connected to a ground rod with a clamp.

Arc-fault interrupters are present. AFCI's contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and open the circuit when arcing occurs.

Test periodically by first turning the AFCI handle to the ON position, then pushing the test button to simulate an arc and cause the breaker to trip. The AFCI breaker is working properly when the circuit is interrupted (no power to the electrical circuits of the room the breaker protects) and the handle moves to the tripped center position. If the AFCI does not trip when the button is pushed, or if there is still power to the receptacles and light fixtures of the room it protects, it should be replaced.

A/C condenser power disconnect boxes are located on the exterior wall next to the condensers and appear to be secured.

Issues:
The ground rod was exposed. NEC 2560.63 requires that no less than 8 feet of ground rod is in contact with the soil. Ground rods come in 8 and 10-foot lengths, and 8 feet is the most common residential ground rod. In addition, it requires that the upper end of the ground rod be flush with or below ground level.

One panel screw was missing and should be replaced with a panel blunt end screw.

Some of the GFCI and AFCI breakers were installed crooked/ sloping.

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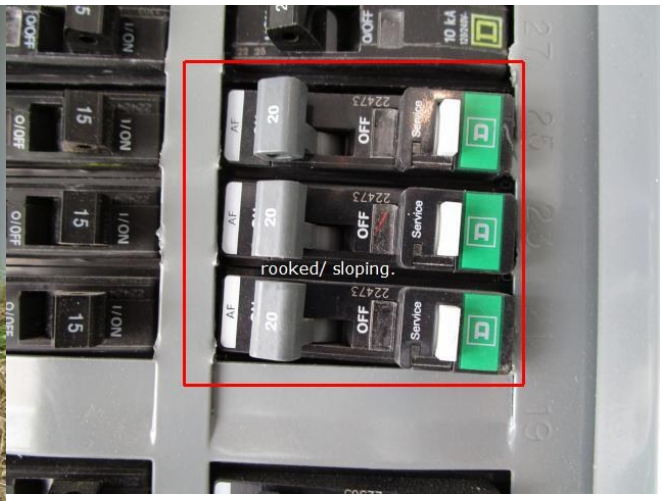

☒☐☐☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

The door bell was functional.

All the branch circuit wiring appears to be copper.

The company policy is to test every readily accessible receptacle outlet. The outlets tested appeared to function properly.

Some wall switches may control wall receptacle outlets, so that table lamps can be operated via wall switches.

This house is equipped with the 4-wire (four hole) grounded dryer receptacle.

GFCI resets for all kitchen receptacle outlets serving counter tops as well as for the island are located at the electrical panel.

GFCI resets for garage receptacle outlets are located in the garage.

GFCI reset for each exterior receptacle outlet is located at each exterior receptacle outlet.

GFCI reset for laundry room receptacle outlets is located at the electrical panel.

GFCI reset for the receptacle outlets of all hallway bathrooms is located in the left side hallway bathroom.

GFCI reset for all master bathroom receptacle outlets is located in the master bathroom.

GFCI resets for all other GFCI-protected receptacle outlets/ circuits are located at the electrical panel.

GFCI receptacles can fail to trip or reset, so periodic testing is necessary by plugging in a night light and pressing the 'test' button to disrupt the operation of the plugged in device, and the 'reset' button to restore it. If GFCI receptacles fail to trip or reset during this testing, a licensed electrician should replace them.

Do not overload electrical receptacles by plugging in multiple appliances/ devices. This can be a fire hazard. Almost a third of all household fires started by overloaded circuits happen over the holiday season.

The required smoke alarms were found in each sleeping room and outside each separate sleeping area in the immediate vicinity of the sleeping rooms. Test the alarms and check any backup batteries often; a chirping sound may mean that the batteries should be replaced; read the owner's manual. The age of the smoke alarms was not determined; a manufacturer date is often found on the back of smoke alarms, but no smoke alarms were removed. Smoke alarms should be replaced at least every 8 years.

All smoke alarms were successfully tested for audio alarm and inter-connectivity, by pressing the test button on the alarms.

Issues:
The ceiling fan was unbalanced in the living room.

☐☐☒☐ **C. Other Electrical**
Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☒ **A. Heating Equipment**

Type of Systems: Forced air
Energy Sources: Gas
Comments:
The furnace was located in the attic.

The visible parts of the flue vent piping were intact, secured at the connections, and appeared to vent properly out through the roof.

The gas shutoff valves, flexible gas connectors, and gas supply piping appeared to be in good general condition.

The thermostat was located in the master bedroom, was at the right height, and appeared to function properly.

Issues:
Although not being level does not affect the performance of digital thermostats, the thermostat was installed crooked/ not level.

☒☐☐☒ **B. Cooling Equipment**

Type of Systems: Conventional cooling only
Comments:
It is beyond the scope of this inspection to determine whether the HVAC equipment is properly sized for this house. An *ACCA 'Manual J'* analysis is considered the industry standard in determining whether a residential cooling system is sized based upon a house-specific load calculation, and can be performed by a qualified HVAC professional. The specific orientation of the house should also be accounted for in this analysis because a change in direction can result in a significantly different design load and equipment size.

The 2022 Carrier 4 ton AC condenser was located on the left side of the house. The efficient and economical life of condensers is about 15 years.

The condenser was properly seated on a pad elevated above ground surfaces, and appeared level within one inch.

The thicker, cold copper tube of the AC condenser was properly insulated for its entire visible length. In time, the foamy insulation will become brittle and less effective and will need to be replaced. This is an issue of on-going maintenance.

The air filter type was disposable. The filter was located in the furnace cabinet in the attic. The filter size was 20x25x4 and should be replaced every 4 months or as the manufacturer recommends.

Changing/ maintaining the filters regularly is very important in order to to avoid dirt in the ducts and the house, breathing dirty air, poor house comfort, higher energy costs, and premature wear, tear, and failure of A/C and heating components, and even the creation of life threatening conditions with gas-fueled furnaces.

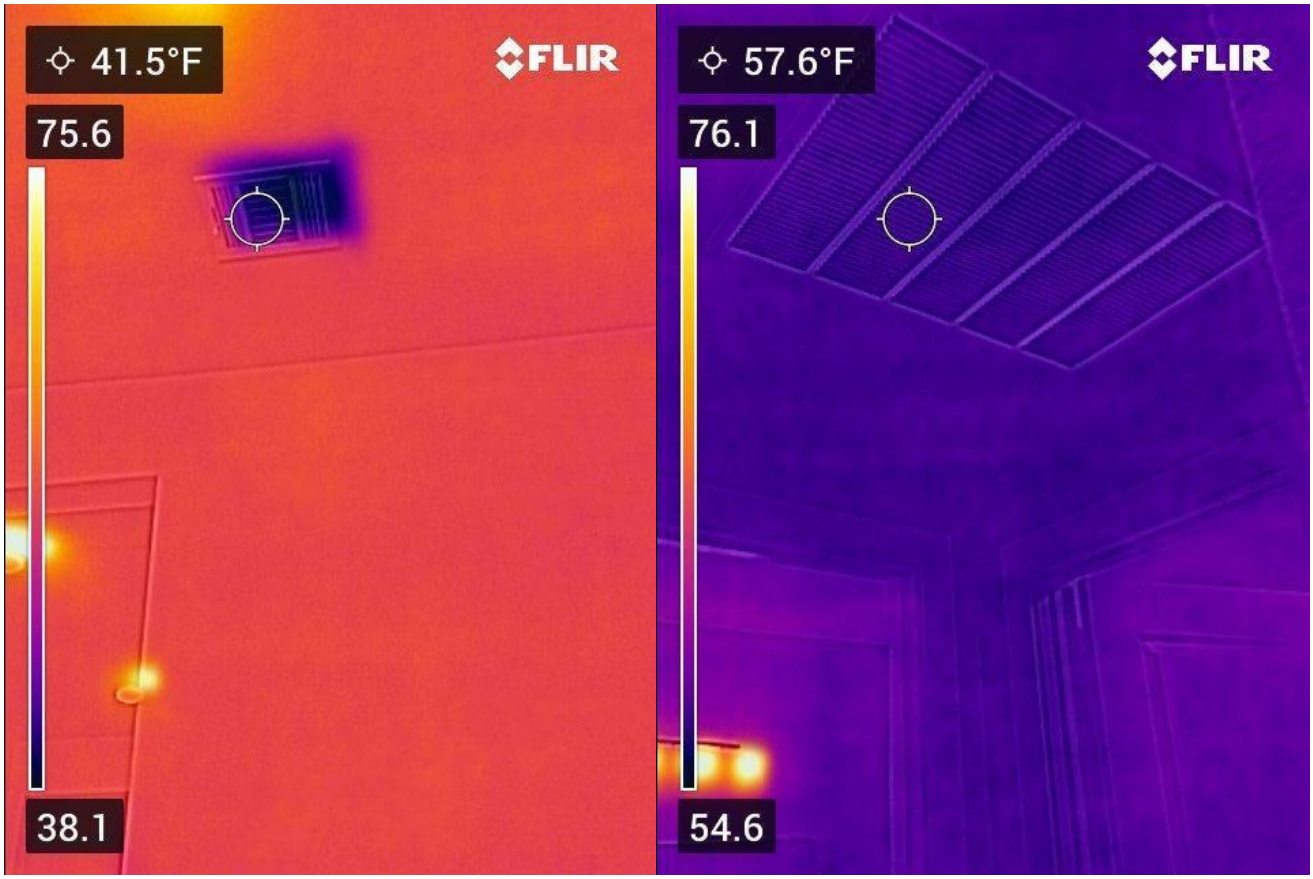
The secondary condensation drainage line for the evaporative coil was terminated over the breakfast area window. If water is ever seen coming out this line, contact a licensed HVAC company for a full HVAC evaluation.

The drains of the secondary condensate drain pan(s) under the evaporative coil cabinet(s) in the attic were not tested, to avoid property damage if they were clogged or the drain pipe leaks. These drains should be tested, to confirm that they will work if they are needed.

The general standard for air temperature differential (Delta T) between air supply and air return is 15-22 degrees. A random sampling of supply register air temperatures were taken with the following results:

The supply air temperature was 41, and the return air temperature was 57 degrees (16 degrees differential).

An HVAC service call at the beginning of the cooling and heating seasons can help keep the systems in good working order and address minor issues before they become major.



Issues:

The secondary condensation drainage line for the evaporative coil was unpainted on the house side.

The electrical conduit at the AC condenser shutoff switch was not properly supported on the exterior wall; it was on the concrete pad.

Fin damage was noted on the AC condenser. Fins dissipate heat from the house to the outdoors and when they are damaged they do not perform optimally.

Plants, shrubs, overhanging branches, fences, or other barriers should be trimmed away from an AC condenser, or removed if necessary, to avoid having the system performance degraded.

Most HVAC manufacturers require at least 2 feet of horizontal clearance next to a condenser, and 6 feet clearance on the exit side or the top. Lack of the manufacturer required clearances cause diminished condenser performance, cause it to work harder, and shorten its lifespan.

There was attic insulation and/or other debris in the secondary drain pan under the evaporative coil cabinet in the attic. Keep drain pans clean to prevent blockage of the drain and possible overflow in living spaces.

The filter compartment latches were improperly installed. This installation does not provide a tight seal all around the filter compartment cover.

Air pockets/ pitted areas/ uneven perimeter were noted on the exterior perimeter of the concrete pad under the AC condenser, the result of concrete pouring practices. Such areas should be filled-in with concrete, and the surface smoothed out.

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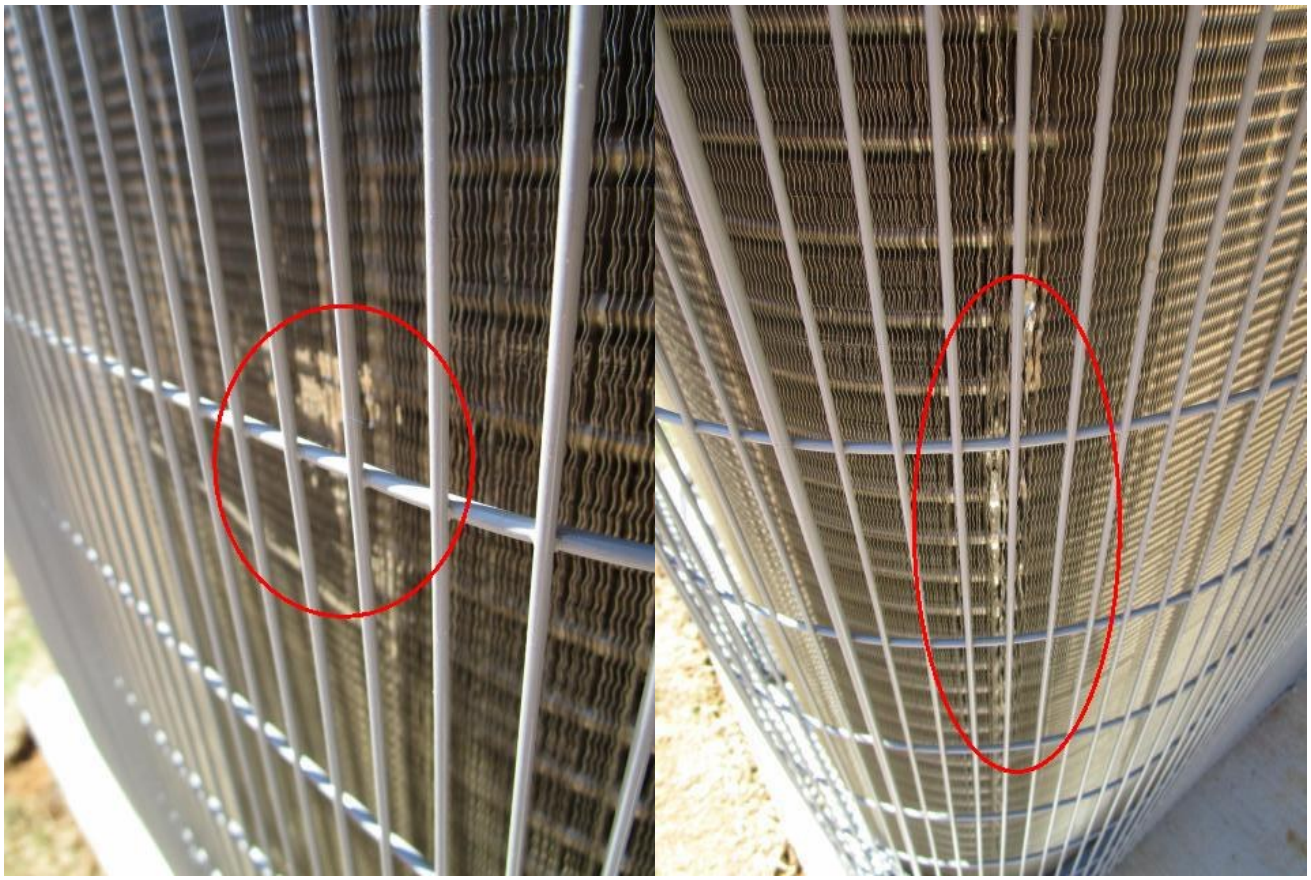


☒☐☐☒ **C. Duct Systems, Chases, and Vents**

Comments:

The visible ductwork appears to be connected.

Tip: Do not store anything on top of the ducts in the attic, to avoid restricting the air flow. The result is poor house comfort, supply of air of inconsistent temperature across various rooms, and even increased energy costs.

Issues:

The air return registers should be close to interior walls and the air supply registers should be close to exterior walls, with the air directional fins directing the air toward the exterior walls.

☐☐☒☐ **D. Other Mechanical**

Comments:

IV. PLUMBING SYSTEMS

☒☐☐☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front of the house, by the curb.
Location of main water supply valve: Front of the house, by the curb.
Static water pressure reading: 75-80 psi
Type of supply piping material: CPVC, PEX
Comments:
The water meter was observed to ensure that it was not running/ moving with all the plumbing fixtures turned off, which might have indicated a plumbing leak, including under the foundation. Slab leaks can damage the foundation. The water meter was positively not running/ moving at the time of the inspection, which indicates that there was no water supply pipe leak. It does not exclude the possibility of sewer leaks, which can be detected with a slab leak test.

City water supply system. Most pipes can not be inspected because they are concealed.

The main, branch, and shut-off water valves were not tested, as it is outside the scope of a TREC inspection to operate such valves. Such valves may have not been operated for a long time and may leak if they are turned off and on. You should have all of them tested before closing.

Unless noted, the faucets, sinks and piping appeared to work properly.

No plumbing leaks were noted during the inspection.

The bathtub and sink overflows were not tested. Overflows are rarely used and they frequently leak due to installation problems or worn-out gaskets. Do not leave the bathtub unattended while you are filling it up for a bath.

The inspector wet the walls of the shower stall and flowed lots of water at the shower head and no leaks were observed at the time of the inspection. It is possible though to find leaks later, when the user is in the shower and the water spray bounces and runs down the stall walls in different patterns.

Tip: During extremely cold weather, leave indoor faucets located on exterior walls dripping.

You should become familiar with the location of the main water valve(s) outside the house, purchasing a man-hole cover opening key and a main water valve shut-off tool with which to cut-off the water supply to the house if necessary, in case of pipes bursting or flooding in the house. Practice turning the main valve on and off.

Issues:
The main water valve man hole cover was missing.

It appeared that there was a large gap between the floor and the bottom of the toilet in the right side hallway bathroom.

A 4-foot level indicated that the same toiled sloped quite a bit toward the front side of the house.

The schluter was sticking up along the master bathroom tile floor edge at the shower, a toe stubber, and a block to water drainage. The floor tiles along the edge at the shower should slope toward the shower.

The master shower glass was not plumb.

Inside and outside the interior master shower walls, the schluter was sticking pas the edge of the wall tiles at places, the edge of the wall tiles were sticking out past the edge of the schluter at places, the edge of the tiles was cut jagged/ crooked along the schluter at places, the schuter was installed crooked/ sloping at places, issues of materials installation and workmanship.

Grout was missing from tile joints in the master shower enclosure, entry points for water.

There were different sizes grout lines, grout line intersections out of square, uneven tile surfaces, and rough/ poor grout line surface at wall tile above bathtubs and in shower enclosures, issues of materials installation and workmanship.

Some of the bathroom sink stoppers let water slowly drain when they were closed.

The toilet was installed crooked in the right side hallway bathroom.

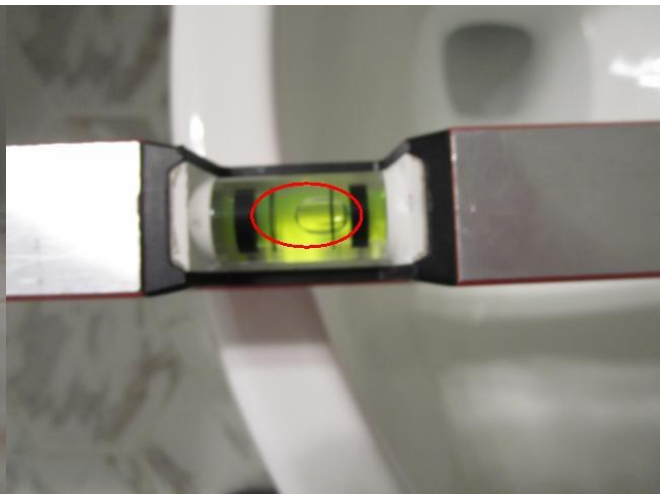
The bathtub water halve plate was not flush with the wall in the right side hallway bathroom.

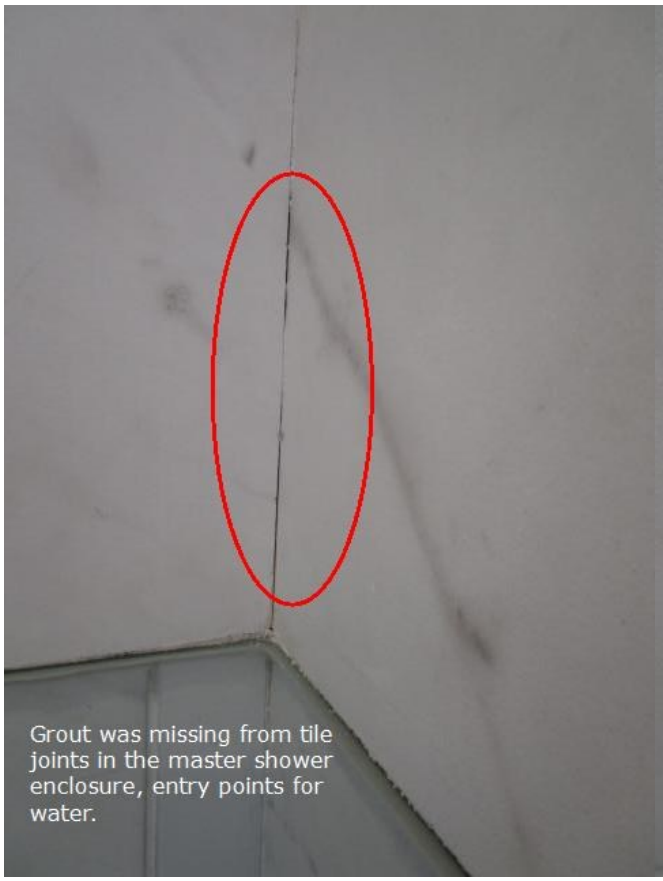
The water flow was low at the kitchen sink.

Rings were missing from bathroom sink overflow openings.

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

I	NI	NP	D





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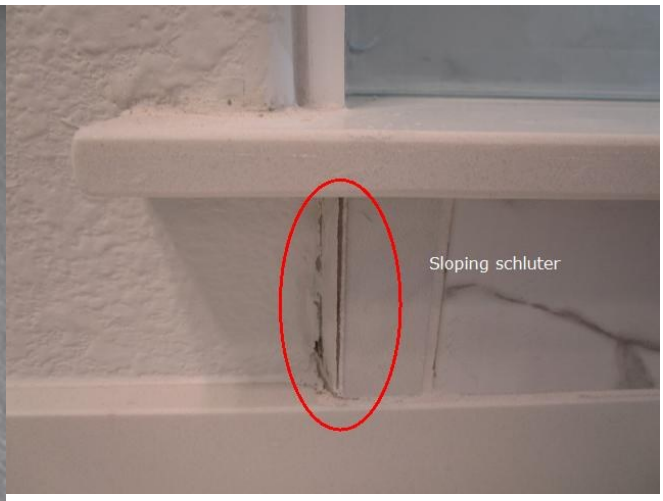

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☒☒☐☐ **B. Drains, Wastes, and Vents**

Type of drain piping material: PVC

Comments:

The main sewer system is city. Clean-outs are located on exterior walls/ in the grade around the house. Clean-outs have screw-on/off lids which cover access to waste plumbing, and where a 'snake' or 'roto-rooter' can be inserted to clear plumbing obstructions.

Not all the waste lines were fully visible.

Not all the vent pipes were visible.

☒☐☐☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: N/A

Comments:

Types: Tankless

The water heater was located in the garage.

The water heater appeared to be in good general condition.

The water heater combustion supply air appeared to be adequate.

I	NI	NP	D

The water heater vent flue piping, the gas shutoff valve(s), flexible gas connectors, and gas supply piping appeared to be in good general condition.

The water heater gas line is made of flexible gas pipe and appears to be connected correctly. The visible parts of the flue vent piping were intact, secured at the connections, and appeared to vent properly out through the wall.

The TPR drain valve is connected and the drain line is installed properly. Test it periodically by toggling it open and then closed. Water should flow when it is open and the water flow should stop when shut. Failure to perform as described above required a licensed plumber to replace the TPR valve.

The TPR valve drain pipe terminated at the left side exterior wall. Water drainage out of this pipe indicates TPR valve leakage which requires professional plumbing service.

☐☐☒☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☒☐☐☒ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter: The right side exterior wall.
Type of gas distribution piping material: black pipe
Comments:

Issues:
The inspector smelled gas at the gas meter area.

☐☐☒☐ **F. Other Plumbing**
Comments:

V. APPLIANCES

☒☐☐☒ **A. Dishwashers**

Comments:

The door (s), the liner(s), and the racks appeared to be in good condition.

Issues:

The dishwasher was installed crooked and the door hits the cabinet.

The dishwasher stopped and had to be restarted more than once. A normal cycle was not completed uninterrupted.

☒☐☐☐ **B. Food Waste Disposers**

Comments:

The disposal and its the power cord appeared to be in good condition, and the disposal appeared to function.

Always run cold water before you turn the disposal on, as well as for a few seconds after you turn it off.

☒☐☐☒ **C. Range Hood and Exhaust Systems**

Comments:

The up-draft range hood/ microwave combination vents cooking odors and vapor to the outdoors through removable grease filters, and appears to function properly on all settings. The under mount light was functional.

Clean the grease filter(s) with warm soapy water every six months or when dirty. The dishwasher is an alternative, as are products like Oxi-clean. Most grease filters are visible under the hood, are easily removed without tools, and are available at hardware stores.

Issues:

The range vent pipe termination on the left side exterior wall was missing a cover.

☒☐☐☐ **D. Ranges, Cooktops, and Ovens**

Comments:

The range/oven appeared to be in good general condition.

The oven was set to 350 degrees and tested at 350 degrees.

The gas burners tested satisfactory on low, medium and high settings.

☒☐☐☐ **E. Microwave Ovens**

Comments:

The microwave oven appeared to function properly. It was not tested for radiation leakage.

☒☐☐☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

The exhaust fans appeared functional where installed.

☒☐☐☒ **G. Garage Door Operators**

Comments:

The garage door properly stopped and reversed course during descend when the electronic eye reversing mechanism was tested. Expected spring life for a spring door is 8 - 12 years and decreases by use frequency. The spring for a garage door which is the main entry for a family may fail in as little as 4 years.

The garage door properly stopped and reversed course when the door was blocked during descend. Test this feature periodically.

The locking latch should be locked or wired in the open position to avoid possibly damaging the garage door by opening it when the latch is in the closed position.

You should re-program any garage door opener remote control devices after you close on the house, to control access to the house. If there are no such devices, generic remote-control devices are available at hardware stores which can be programmed to work with existing modern garage door openers.

Issues:

The garage door opener wall button was installed crooked.

The garage door does not close flush with the door opening frame. Gaps negate the effect of insulated garage doors, and allow animal entry in the garages.

The garage door squeaks and groans while it travels. Lubrication of the rollers and components would be helpful.

The flexible flange around the exterior of the garage door perimeter was loose/ folded/ poorly installed at places.

☒☐☐☐ **H. Dryer Exhaust Systems**

Comments:

The dryer vent is vented to the outdoors through the attic. Monitor closely for lint buildup.

Flexible (accordion-type) dryer vent hoses are prone to extreme bends and there is a potential for lint buildup. Consider installing smooth-walled vent hose, available at hardware stores.

☐☐☒☐ **I. Other Appliances**

Comments:

VI. OPTIONAL SYSTEMS

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

Comments:

The control panel is located in the garage.

The manual mode of the sprinkler system was tested. The main sprinkler shut off valve(s) is located at the front of the property.

The sprinkler system appeared to be in good general condition, and the heads of all the stations popped up.

Issues:

Sprinkler heads need to be adjusted so that the water does not spray siding, sidewalks, or fences, wasting water and contributing to the deterioration of wood components.

Drip hoses were exposed at places.

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

Type of Construction:

Comments:

☐☐☒☐ **C. Outbuildings**

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

☐☐☒☐ **E. Private Sewage Disposal Systems**

Type of System:

Location of Drain Field:

Comments:

☐☐☒☐ **F. Other Built-in Appliances**

Comments:

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

I	NI	NP	D

☐☒☐☐ **G. Other Optional Systems**

Comments:

No house alarm system, telecom lines and equipment, audio, video, built-in com/ speaker system, any electronic equipment, or any playground equipment were inspected or tested, as it is outside the scope of a TREC inspection.

a long-term relationship
with peace of mind

Strata
real estate inspection

www.stratainc.net

214.532.2092

130 Laverna Ln, Hickory Creek, TX 75065

This Home Inspection Report was prepared exclusively for

Narendra **Yanamadala**

Table of Contents

PROPERTY INSPECTION REPORT FORM

Narendra Yanamadala	**03/30/2024**
Name of Client	*Date of Inspection*
130 Laverna Ln Hickory Creek, TX 75065	
Address of Inspected Property	
Gerasimos Pagoulatos	**9308**
Name of Inspector	*TREC License #*

PURPOSE OF INSPECTION
A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR
This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:
- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT
While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS
This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:
- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have questions or are unclear regarding our findings, please fell free to call before you buy the property.

This report contains technical information. If you were not present during this inspection, please call my office number to arrange for a verbal consultation. If you choose not to consult with the inspector, this inspection company can not be held liable for your understanding or misunderstandings of the report content. This inspection is made for the sole purpose of assisting the purchaser to determine feasibility of purchasing the inspected property. This report is not to be used by or for any property and/or home warranty company.

You are advised to seek three professional opinions and obtain written estimates for repairs related to any defects, comments, improvements, or recommendations contained in this report, and that the professionals further inspect the property to identify and repair additional conditions which may have been hidden and/ or not included in this report. All estimates and repairs should be completed before closing on the property.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all the instances of damage and/or deficiencies found. There will be damage and /or deficiencies not represented with digital imaging.

Weather: Cloudy, then clear Temp: 70

Date: 03/30/2024

The points of reference 'left' and 'right' throughout this report, assume that the reader is standing on the street and facing the exterior of the house.

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

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I. STRUCTURAL SYSTEMS

☒☐☐☒ **A. Foundations**

Type of Foundations: Slab on grade

Comments:

The foundation appears to function within acceptable parameters at the time of this inspection.

With the exception of some locations, the general DFW area has a soil content high in active clays. These clays exhibit a high degree of expansion and contraction depending on the amount of moisture they contain, typically expanding during seasonal rains and contracting during the summer time when droughts are common.

Variation in the moisture content of the soil under and at the perimeter of the foundation can cause differential foundation movement and result in structural issues, so consistent moisture control is the key to reducing the chances of foundation distress and failure. Over time you may experience cracks in the brick veneer, drywall, foundation, floor tiles, as well as doors sticking from foundation settlement.

The foundation perimeter beam was either minimally visible or not visible at places, due to the driveway, walkways, and the porch(es).

With the exception of partial view in the garage, the top of the slab was not visible due to floor coverings.

There were items stored in the garage, so part of the floor and some walls were partly visible.

The garage floor was covered with a paint/ coating.

The foundation perimeter has been spackled/ painted, which limits the visibility of cracks, repairs, and other defects.

The yard grading and drainage around the foundation and the moisture content of the soil must be maintained and monitored throughout the year, to help prevent foundation issues. Consistent soil moisture throughout the year is desired. The grade should never be so dry as to pull away from the exterior foundation wall or to crack, or saturated with moisture for prolonged periods of time. The South and West sides of the house may require more water because the sun's drying effect is greater than on the other sides.

A maintenance program which includes foundation drip/ soaker hoses around the foundation perimeter can can help maintain consistent moisture around and under the foundation during the hottest parts of the year, which in turn can and help prevent differential settlement and failure. Most new houses have a foundation drip built-in.

When soaker hoses are used, they can be attached to a sprinkler system for automated use. Soaker hoses should be used for only a few minutes daily, and only during the hottest months of the year. Placing them too close to the foundation and/or excessive and/or improper use of soaker hoses can damage the foundation.

They should be placed 8-18 inches away from the foundation, closer to the foundation on significantly downhill sides, further away on significantly uphill sides.

Foundation elevation information is not provided by the inspector. If the client wants this type of information they should hire a Structural Engineer for a full elevation measurement and evaluation.

No termite inspection took place.

Issues:

Corner compression cracks of triangular shape located at foundation corners are not an indication of foundation failure. Corners are weak parts of the foundation, and may even fall off. When these 'corner pops' occur, re-attach or rebuild them with concrete mix, to provide support for the bricks above and prevent cracks in the wall brick veneer above.

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The spackle (concrete) surface on the perimeter foundation beam was cracked and detached/ fallen off from the beam, including on the right side. It appears that there may be small gaps between the actual foundation perimeter beam and the exterior sheet of spackle. This condition can be conducive to infestation of wood-destroying insects.

The paint/ coating had peeled off at places.

There were chips at the edge of the garage floor.

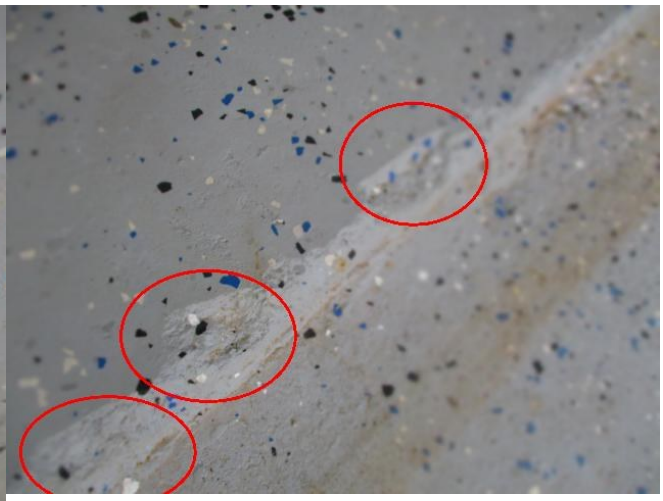
There were gouges and small-area damage in the garage floor surface.

Long, flat, hairline cracks were noted in the foundation slab in the garage, common at many houses. Monitor all cracks long-term for changes.

Also see the Grading and Drainage section for issues which can negatively affect the structural integrity of the foundation, and the correction of which can help control soil and foundation movement.

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

I	NI	NP	D



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☒☐☐☒ **B. Grading and Drainage**

Comments:

A masonry retaining wall in good general condition was noted on the rear side.

Lack of an effective drainage system can negatively affect the performance and even the structural integrity of a foundation to varying degrees, with the contribution of other factors such as the topography.

Functioning, well maintained grading and drainage of the property can help preserve the structural integrity of the foundation. It includes gutters and downspouts, as their absence or malfunction can directly affect soil saturation/ erosion below the roof line.

Wrap-around gutters and downspouts are installed. Check and clean them regularly to prevent debris buildup, possible overflow, and soil erosion or saturation below.

Issues:

The north Texas area has soils of a high clay content, which expands and contracts depending on its moisture content. Houses in areas with expansive soil must control the roof runoff, and therefore partly control the moisture content of the soil around and under the foundation. A fundamental and common way to accomplish that is via gutters and downspouts.

Extend all down spout leaders to discharge at least 6 feet away from the foundation, to partly control the moisture content of the soil, to prevent soil erosion and loss of support against the foundation, and possible foundation issues. Where possible, they should be drained to the street or alley through the sidewalk curb.

Plastic/PVC extensions can be buried, with the end open. The underground extensions should be straight and sloping away from the house. The open ends should not face the sky, the implication being that the buried extension forms a U which holds water and debris and is conducive to clogging and backup.

Another implication of such installations is that the water inside the extensions can be breeding grounds for mosquitoes.

Splash plates are an ineffective, temporary measure, as they tend to settle into the grade and do not prevent soil saturation and/ or erosion next to the foundation.

When downspout extensions are installed, make sure that the ends of the downspouts are not crimped/ dented by the installers to make them fit into the extensions; that would block drainage and cause a backup and gutter overflow.

Soil erosion was noted under the roof perimeter edge, including on the right side. The implication is loss of soil support against the foundation.

Soil erosion was noted at the terminations of downspout leaders, including on the left side. The implication is loss of soil support against the foundation.

The left side yard along the fence appears to drain slowly, as indicated by sediment/ very wet soil. Water should not accumulate near the foundation, as the lack of control over the moisture content of the soil around and under the foundation can contribute to its failure.

The left side yard narrows down considerably between the 2 AC condenser pads. Water may back up beyond the pads and drain slowly.

Soil erosion was observed along the bottom of the A/C condenser pad, which may cause the pad to be off level. When a condenser is more than about 1 inch off-level, there is a risk of damage to the compressor inside. The support for the pad should be corrected.

The right side yard by the fence appears to drain slowly, as indicated by grass not growing, and algae growing. Water should not accumulate near the foundation, as the lack of control over the moisture content of the soil around and under the foundation can contribute to its failure.

The soil had been very wet and muddy around the house, and boots sinking into the mud over time had left a carpet of dips holding water, as well as eroded/ terraced areas, including on the left and right sides. In addition, sod had slid off the mud leaving naked soil areas, including on the left, rear, and right side. All yards areas including areas around the foundation should be leveled, compacted, and sodded.

The grading should be corrected, any low areas depressions filled-in , and any added earth support properly compressed, graded, and sodded. The soil near the foundation should be predominately a clay material and not a sandy loam or other porous material. Water should not stand within 15 feet of the foundation for longer than a hour after a heavy rain.

It is important to address the grading and drainage issues in order to help preserve the structural integrity of the foundation.

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

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☒☐☐☒ **C. Roof Covering Materials**

Types of Roof Covering: Asphalt Shingles
Viewed From: The eaves, on top of a ladder, with binoculars., The ground with binoculars.
Comments:
The roof is hip type. Typical life expectancy of composition shingles is 10-20 years.

Some areas were not visible due to roof pitch & height, including the uppermost roof.

The caulking along the top of counter flashings against exterior brick walls will be an issue of periodic maintenance, to prevent water entry into the wall systems.

Tip: Getting a new roof? In warm climates like Texas, a house with light-colored reflective shingles will have a cooling load that is 10-15% less than a house with a dark roof.

Tip: Getting a new roof? Do not be tempted to save money by having a new roof added on top of the old one. Have the old roof stripped. Multiple layers may mean faster wear, shorter life, less wind resistance, slower drying time, and roof deflections. Insist that the shingle manufacturer's installation instructions are strictly followed.

Issues:
The roofing paper, which is under the shingles, was installed under the drip edge flashing at places around the perimeter of home other than rakes, including on the left side at the deflector at the front left corner area.

The roofing paper, which is under the shingles, was installed short of the drip edge flashing at some rakes (slopes), including on front side above the front entry.

I	NI	NP	D

Roofing paper should be on top of the drip edge flashing around the perimeter of the roof parallel to the grade, and under the drip edge flashing at rakes (slopes), to avoid moisture penetration, according to the installation instructions (diagrams included) on the websites of the three major shingle manufacturers' Certainteed, Owens-Corning, and GAF. Local roofing companies may install roofs according to different, local roofing associations instructions, but not following the roofing materials manufacturer's installation instructions can void the manufacturer's warranty.

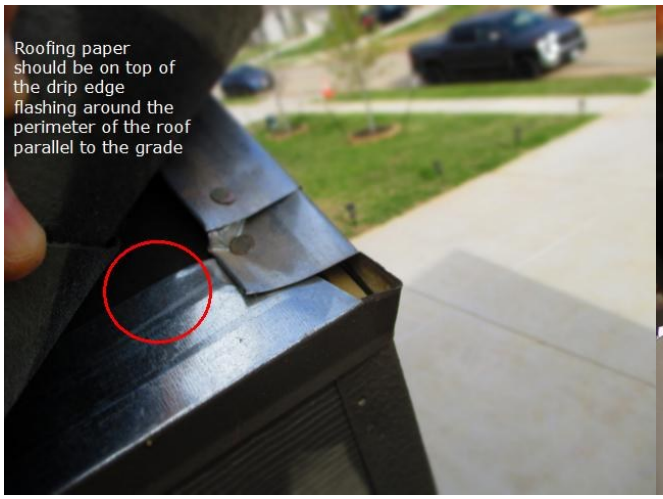
The top opening of some downspouts was higher that the bottom of the gutters, including on the front side. Debris gets caught in the gap and builds up a barrier to drainage.

What appeared to be one small dent was noted in a front side gutter.

What appeared to be several round small dents/ dings were noted on the shingles on the front side.

A few shingles were damaged/ cracked at the edge of the roof, including on the front side.

The shingles were stained with building material at places, including at the long and narrow roofed area on the front side.



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☒☐☐☒ **D. Roof Structure and Attics**

Viewed From: Inside the attic
Approximate Average Depth of Insulation: 14-17
Comments:
Types: Loose fill insulation

The attic was entered via a pull down ladder in the garage. The attic was inspected from the floored areas only. Not all areas of the attic were visible from the floored areas. This is the only attic access.

The attic type is rafter.

Radiant barrier appears to be installed in the attic.

The ventilation system is passive and soffit vents.

The visible roof joists, purlins, supporting struts, and other support structure appeared to be the correct size, undamaged, and supported at acceptable intervals.

No evidence of leaks were visible.

Tip: Cover the soffit vents before painting the eaves boards in the future, to avoid clogging the wire mesh under the grill-type cover with paint, thereby blocking the venting of the attic.

Issues:

I	NI	NP	D

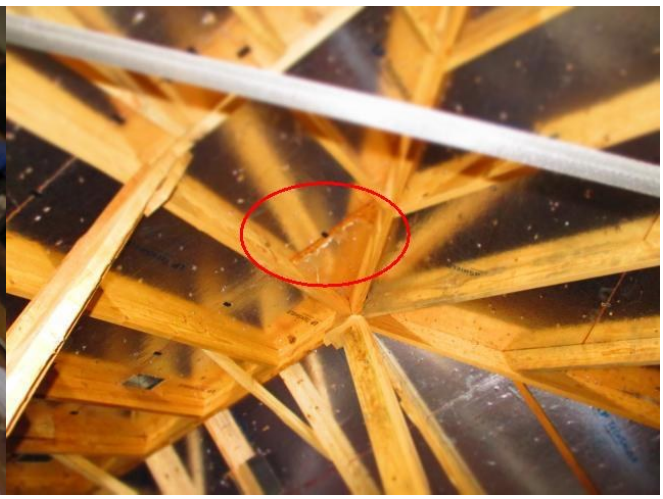
The pull down ladder door has gaps and does not close completely all around, allowing fumes and fire transfer between the garage and living spaces via the attic, including along the hinge side. Fire separation is required between a garage and an attic above it. An additional fire-rated, insulated door with a tight seal all around on the attic side is recommended.

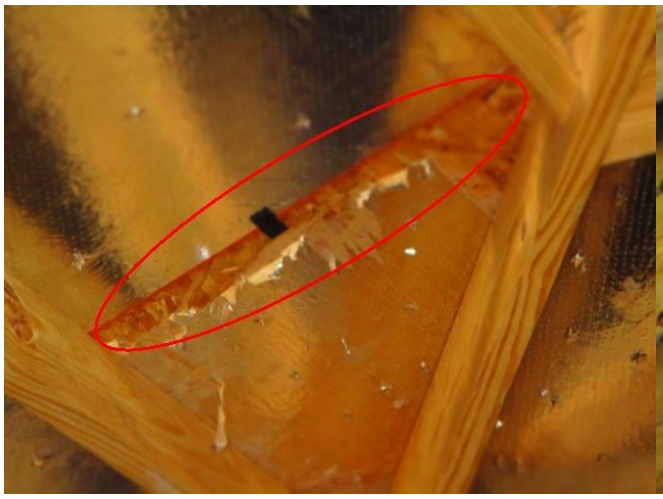
The bottoms of the pull down ladder did not have full contact with the floor.

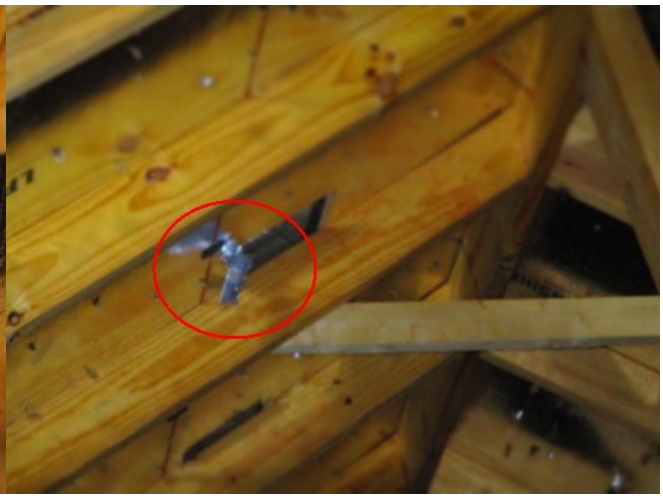
There was insufficient landing at the top of the pull-down ladder. The attic flooring should be installed for 36" in front of the top step of the pull-down ladder to act as landing. As it is, anyone using the ladder must step sideways to reach the attic floor, instead of forward-facing the stairs as required by the manufacturer.

The radiant barrier was damaged at a few areas.

Part of the service flooring in front of the HVAC equipment appeared to bow, appeared thin, and deflected when it was walked on.







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

Comments:

Types: The interior walls were finished drywall, The exterior walls were brick and stone veneer and Hardie board siding

Furnishings and clothes in the closets prevented full view of the walls, including in the garage where items were stored.

Expansion joints are incorporated in the exterior wall construction, which absorb the stress of normal settlement, in order to avoid cracks in the exterior veneer. The expansion joints should be re-filled-in with elastomeric (flexible) material as a matter of periodic maintenance, as it becomes brittle with time.

This house is equipped with weep holes. Modern masonry veneer walls are provided with weep holes to allow for water that reaches the back of masonry units to drain out of wall systems. Weep holes are typically created by leaving the mortar out of every 3rd or 4th vertical joint in the bottom course of the wall. A plastic or metal flashing at the bottom of the wall directs the water out through the weep holes.

Some times builders or home owners place plastic mesh inserts in the weep holes to keep small animals and large insects out of the walls. These inserts should be checked periodically and cleaned as needed to prevent them from becoming clogged with grass clippings and other debris, thereby clogging the weep holes.

Weep holes were also installed over doors and windows with metal lintels over them.

A methodical inspection of the exterior walls revealed no foundation-significant cracks, no separations between veneer and window/ door frames, no separations between wood and brick veneer, no open expansion joints, no frieze board deflections, and no walls were visibly bowing.

Tip: Wall switch and outlets boxes are holes in the house air barrier, allowing for expensively conditioned air to escape into the walls.

Pre-cut foam gaskets are available at hardware stores, inexpensive, easy to install, and very effective, even in older homes. Turn the breakers off at the main panel before installing gaskets, to prevent possible electrocution.

Issues:

There were numerous issues of finish workmanship, like poor drywall texture at places, paint overspray on walls, trim, and floors, small cracks or imperfections at several locations in several rooms and areas. The time to address these issues with the builder is during the final walkthrough.

At least one kitchen drawer did not operate/ open properly.

At least one kitchen drawer rail appeared damaged.

Some of the double doors to kitchen and bathroom cabinets are not square with each other and/ or do not close properly/ completely. Some drawers were not level and/ or not closed properly.

Some of the kitchen and bathroom cabinet door handles were not parallel to each other or at the same height. Some drawer handles were not level.

Some of the baseboards were noticeably wavy instead of flat against the drywall, including along the main entry hallway, and the right side hallway, an issue of materials installation.

There were wide gaps between some baseboards and floor cover, either because of uneven floor tile levels like in the main hallway, or because the baseboards were joined unevenly at corners including in the right side hallway.

Some of the interior wall intersections were noticeably crooked/ not 90 degrees, an issue of materials installation and workmanship, including in the main hallway at the hallway to the garage, and outside the laundry room.

The horizontal lines along the joints of drywall sheets of walls and ceilings were noticeably crooked/ wavy, including in the breakfast area and the master bedroom, an issue of materials installation and workmanship.

The vertical lines along the corners or the joints of interior walls were noticeably crooked/ bend, including at the main hallway entryway to the living room, at the living room entryway to the master bedroom, and in the bedrooms, an issue of materials installation and workmanship.

The kitchen sink countertop had cracked along the joint with the backsplash.

The breakfast area seat had cracked along the joints with the drywall.

The kitchen sink countertop overhang was inconsistent, with no overhang at places, and varying degrees of overhang at others. A 1/4" overhang all around is common. This appears to be an issue of sink size and/ or cutting the right size/ shape hole for the sink in the countertop.

The kitchen cooktop-side counter tops slope noticeably in more than one directions.

The other kitchen and bathroom counter tops slope less, to varying degrees and in different directions.

Some of the kitchen backsplash tiles were sticking out, some grout lines were of notably different widths, some were poorly cut/ notched, and the schluter was sticking out, including at the breakfast-side end of the countertop.

Mortar and/or paint stained the exterior brick veneer/ exterior surfaces here and there, covers, downspouts, on all sides. The exterior walls can be pressure/ acid washed.

The foundation was sticking out past the exterior wall on the right side. This condition is an issue of measuring properly, materials installation, and workmanship.

The brick wall was overhanging the foundation by ~.25 inches for a length on the rear side. Corbelled, unreinforced masonry can overhang a foundation wall by up to 1/3 its bed depth with 2/3 bearing on the concrete wall, with no more than 1 1/8" overhanging the foundation. If there is more than 1 1/8" overhanging the foundation, a masonry company can design a small angle to be bolted into the foundation wall to support the brick above. This condition is an issue of measuring properly, materials installation, and workmanship.

The expansion joints in the exterior walls have gaps which should be filled with appropriate elastomeric (flexible) material.

The vertical/ soldier bricks under the rear side breakfast area window were installed in a crooked line. The expansion joints in the exterior walls have gaps which should be filled with appropriate elastomeric (flexible) material.

Partially obstructed weep holes were noted. Removing the obstructions allows them to properly drain the wall systems.

Corrosion-resistant flashing is required on top of all rear side window and door exterior trim, installed so as to prevent water penetration.

Brick mortar was missing from small spots all around the exterior walls. Any damaged/missing brick mortar should be replaced/ filled-in (re-pointing), and all exterior wall penetrations, gaps in the exterior veneer/siding, and at joints of heterogeneous types of siding sealed with appropriate sealant, including at the louvers, to prevent moisture and insect entry. Pay particular attention at horizontal shelves which may hold water/ allow water entry like exterior window sills and over windows. This is an issue of periodic maintenance.

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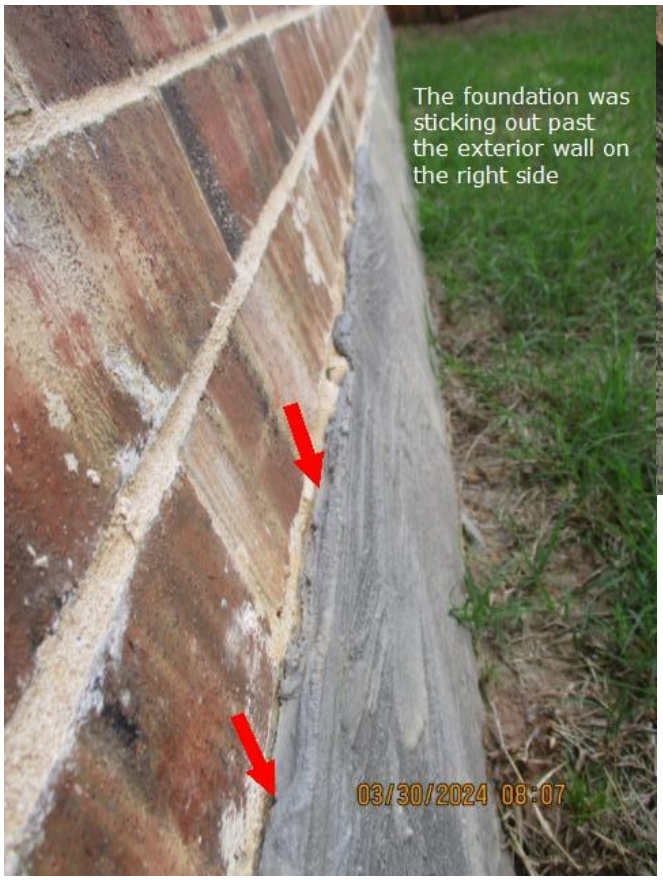

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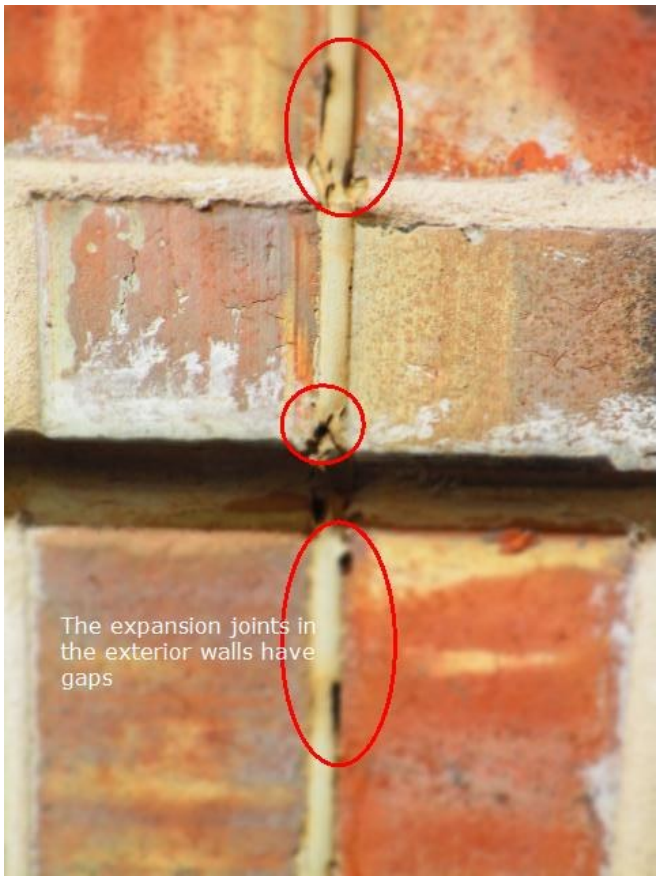

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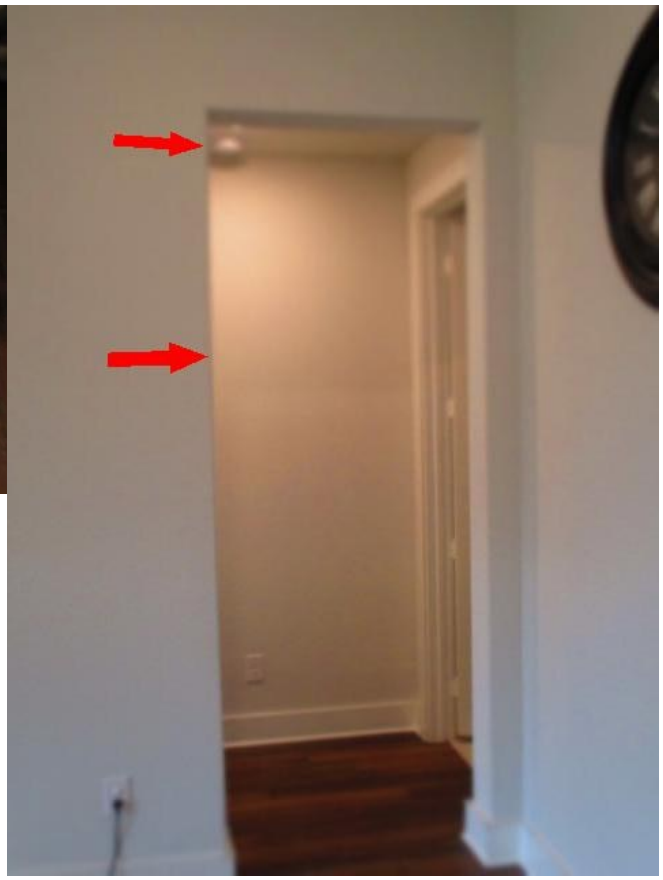

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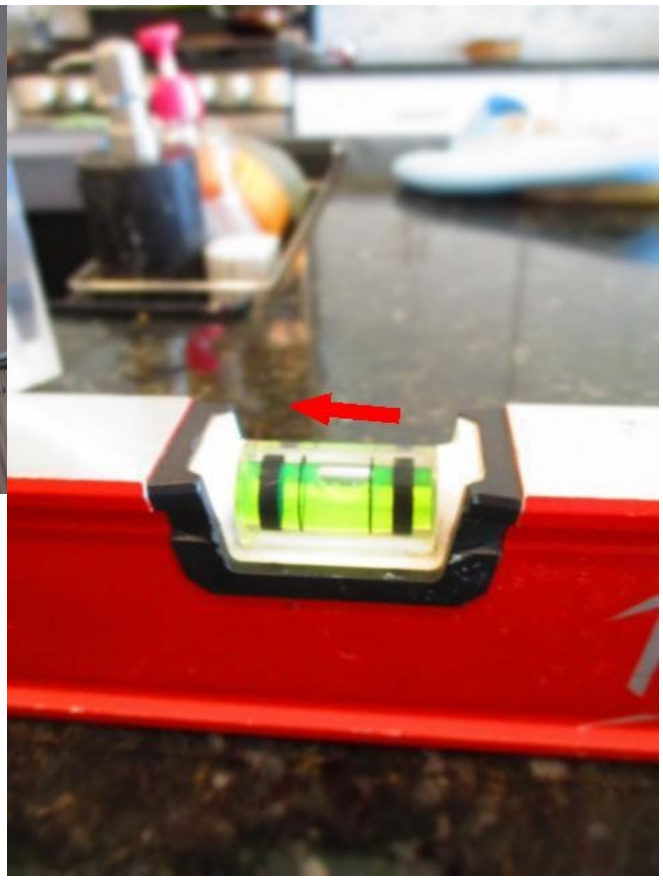

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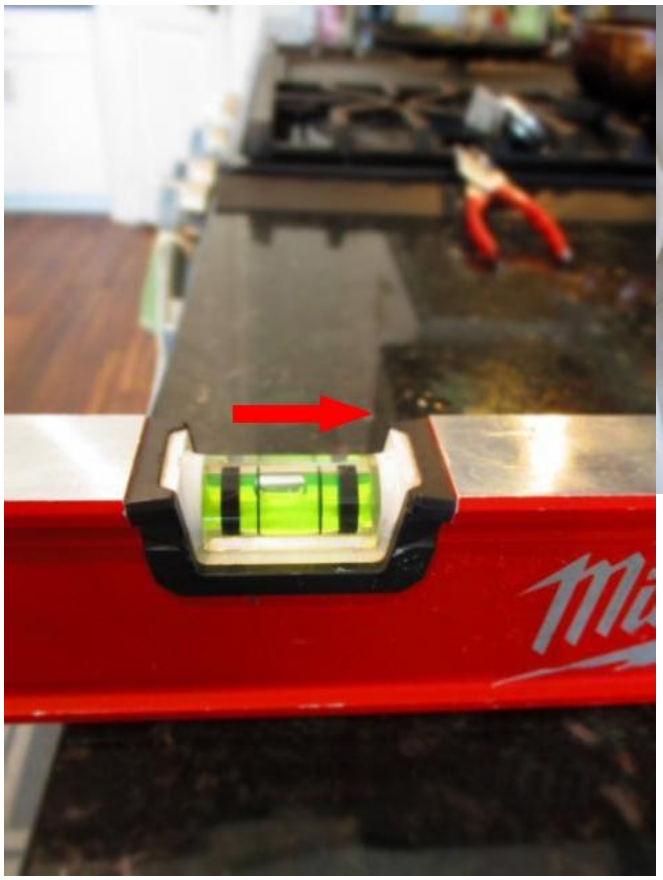

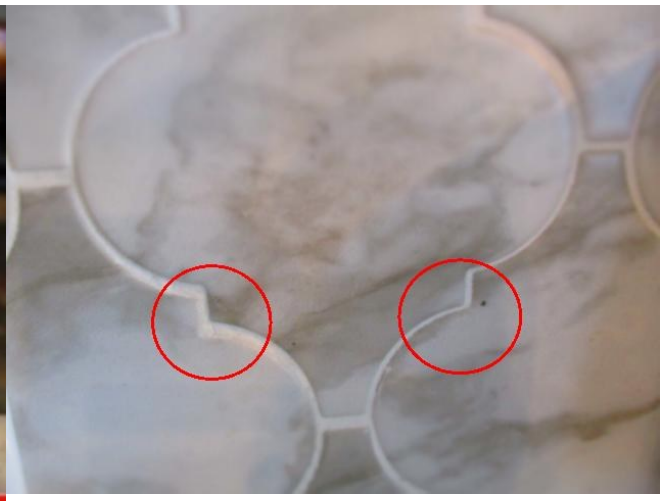

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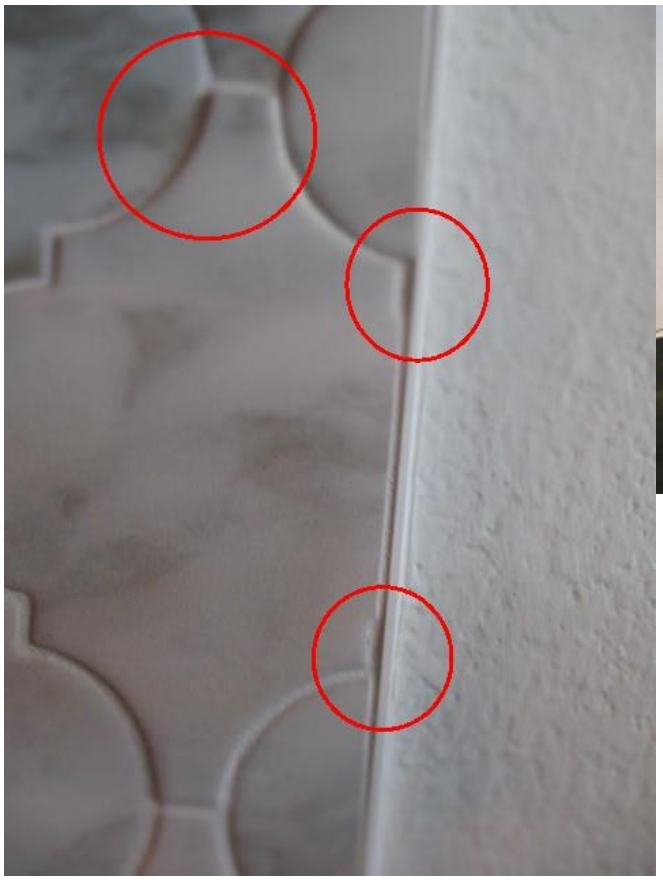


☒☐☐☒ **F. Ceilings and Floors**

Comments:

Types: Ceramic/ porcelane tile flooring, Ceiling was finished drywall, Carpet

Furnishings and carpets/ mats prevented full view of the floors. Furniture and carpets were not moved.

A methodical examination of the tile floor cover revealed no cracks in the tiles and grout, and no moisture stains.

Issues:

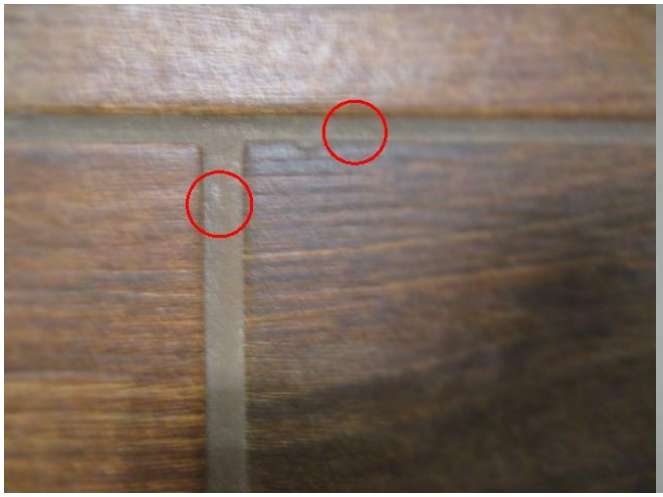
There were uneven floor tile surfaces, including in the main hallway and the office.

There were at least 2 differest sizes of floor tile grout lines, including in the hallway bathroom.

There were grout intersections out of square, including in the laundry room.

Long ridges on the garage ceiling appear to be poor texture.

Long, straight, hairline ceiling cracks were found along the joints of drywall sheets, typical of vaulted type ceiling construction, including in the master bedroom.



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

Comments:

The latching hardware on the exterior doors were functional.

The tracks on the exterior doors were were functional.

I	NI	NP	D

Unless noted, the doors appear to function properly.

There were no doors out of square with the door frame, no doors swinging when set to rest, and no sticking doors.

You should check the caulking around doors and thresholds and repair it as needed, inside to keep air from escaping outside, and outside to keep moisture and insects from entering the walls, as an issue of on-going maintenance. Also check for a worn door sweep at the bottom of the door and replace it with a new one, easy to install and available at hardware stores.

You should have all exterior door locks re-keyed or replaced after you close on a house, so you can control the number of copies of the keys and who has one. Re-keying can be done easily and inexpensively at hardware stores.

Issues:

One of the front door hinges is not sitting flat in the mortise in the door jamb; it sticks out at the top. The screw does not appear to be driven all the way in.

The door to the garage allowed fumes transfer between the garage and indoors from small gaps around the door frame. The frame insulation should be checked/ replaced as needed, or the door latching hardware adjusted to provide a tight seal when the door is closed.

The two halves of double doors were not flush with each other when they were closed, including in the study/ office and the bedroom closets.

The front bedroom door is not square with the door jamb. The closed door lets in light from part of the door.

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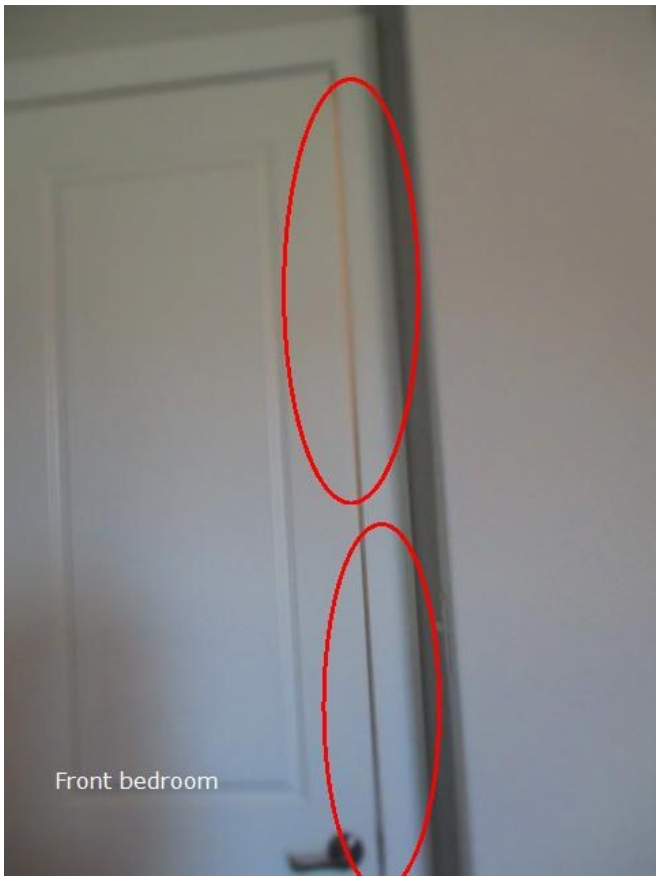

☒☐☐☒ **H. Windows**

Comments:

Types: Single-hung, double-pane,insulated windows, Many windows open inward.

All readily accessible windows are operated. Unless noted, the windows were functional.

Issues:

There was building material debris at the bottom of some window frames. They should be cleaned to keep the weep holes unobstructed to drain any rain/sprinkler water in the window frame well.

Some of the weep holes at the bottom of the exterior window frames are either partly or completely blocked. The weep holes must be unobstructed, to drain any rain/sprinkler water in the window frame well.

The vinyl glazing bead was poorly cut and installed at the bottom corners of the top sash of several windows, including in the bedrooms.

There was a gap in the bottom sash at the top left latch of a front bedroom window.

The middle bedroom window was difficult to raise open. Every bedroom should have windows which open easily and fast, to be used as an escape route in an emergency.

A master bedroom window was very difficult to raise open and only opens part-way. Every bedroom should have a windows which open easily and fast, to be used as an escape route in an emergency.

I	NI	NP	D

The same master bedroom window was damaged, i.e. it appeard that the glass had separated from the bottom sash frame.

A master bedroom window wobbles in its frame after it has been raised open and then opened inward, and must be straightened out before it can be closed again.

The caulking around some window perimeters was poor/ in need of repair, both exterior and interior. You should walk around the house now and periodically, checking and repairing as needed the caulking around windows, from the inside to keep conditioned air from escaping into the walls, and from the outside to keep moisture from entering the walls. A caulking gun and caulking material are inexpensive and available at hardware stores. This is an issue of on-going regular maintenance.

☐☐☒☐ **I. Stairways (Interior and Exterior)**
Comments:

☐☐☒☐ **J. Fireplaces and Chimneys**
Comments:

☒☐☐☒ **K. Porches, Balconies, Decks, and Carports**
Comments:
Types: Concrete

Tip: Make sure your address number is visible/ printed on the curb and is legible. It is inexpensive and helps emergency services locate your house faster.

Issues:
Hairline, flat cracks were noted in the concrete driveway, porch, sidewalk, and garage floor. This is typical for many homes. Monitor all cracks long-term for changes.

There were small gouges in the driveway surface.

There were spilled and hardened material and rough surface on the driveway.

At least one expansion joint was poorly cut in the front side walkway.

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

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☒☐☐☐ **L. Other Structural**

Comments:

A six foot wood fence was found in the back yard with 2 functioning gates and metal posts.

The fence was stained. Having the fence periodically cleaned and treated with a sealant-stain will help prolong the wood life. The flat boards on top of the fence need sealing the most because they have the most exposure to the elements. Vertical wood surfaces should be cleaned and re-treated about every 5-6 years, and horizontal surfaces very 3 years.

II. ELECTRICAL SYSTEMS

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

Comments:

Shop for electric service, compare prices, and choose an electric service provider at www.powertochoose.com from the Public Utility Commission of Texas. Read the terms very carefully before choosing a company.

The main disconnect panel box is located on the left side exterior wall, separate from the main panel. The main distribution panel box is located in the garage. The service appears to be 200 amp , underground , 120/240 volt, copper, using circuit breakers.

The required primary point of ground appeared to be connected to a rebar embedded in the foundation (Ufer grounding), and was visible via an opening in the garage wall.

A ground wire was noted exiting the main panel box, the exterior wall on the other side of the panel, and be correctly connected to a ground rod with a clamp.

Arc-fault interrupters are present. AFCI's contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and open the circuit when arcing occurs. Test periodically by first turning the AFCI handle to the ON position, then pushing the test button to simulate an arc and cause the breaker to trip. The AFCI breaker is working properly when the circuit is interrupted (no power to the electrical circuits of the room the breaker protects) and the handle moves to the tripped center position. If the AFCI does not trip when the button is pushed, or if there is still power to the receptacles and light fixtures of the room it protects, it should be replaced.

An A/C condenser power disconnect box is located on the exterior wall next to the condenser and appears to be secured.

Issues:

The main disconnect panel box cover latch was too hard to open.

The ground rod was exposed. NEC 250.53 requires that no less than 8 feet of ground rod is in contact with the soil. Ground rods come in 8 and 10-foot lengths, and 8 feet is the most common residential ground rod. In addition, it requires that the upper end of the ground rod be flush with or below ground level. This City has adopted the NEC.

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

Type of Wiring: Copper

Comments:

The door bell was functional.

All the branch circuit wiring appears to be copper.

The company policy is to test every readily accessible receptacle outlet. The outlets tested appeared to function properly.

Some wall switches may control wall receptacle outlets, so that table lamps can be operated via wall switches.

This house is equipped with the 4-wire (four hole) grounded dryer receptacle.

GFCI resets for all kitchen receptacle outlets serving counter tops as well as for the island are located at the electrical panel.

GFCI resets for garage receptacle outlets are located in the garage.

GFCI reset for each exterior receptacle outlet is located at each exterior receptacle outlet.

GFCI reset for laundry room receptacle outlets is located at the electrical panel.

GFCI reset for the receptacle outlets of all hallway bathrooms is located in the left side hallway bathroom.

GFCI reset for all master bathroom receptacle outlets is located in the master bathroom.

I	NI	NP	D

GFCI resets for all other GFCI-protected receptacle outlets/ circuits are located at the electrical panel.

GFCI receptacles can fail to trip or reset, so periodic testing is necessary by plugging in a night light and pressing the 'test' button to disrupt the operation of the plugged in device, and the 'reset' button to restore it. If GFCI receptacles fail to trip or reset during this testing, a licensed electrician should replace them.

Do not overload electrical receptacles by plugging in multiple appliances/ devices. This can be a fire hazard. Almost a third of all household fires started by overloaded circuits happen over the holiday season.

The required smoke alarms were found in each sleeping room and outside each separate sleeping area in the immediate vicinity of the sleeping rooms. Test the alarms and check any backup batteries often; a chirping sound may mean that the batteries should be replaced; read the owner's manual.

The age of the smoke alarms was not determined; a manufacturer date is often found on the back of smoke alarms, but no smoke alarms were removed. Smoke alarms should be replaced at least every 8 years.

All smoke alarms were successfully tested for audio alarm and inter-connectivity, by pressing the test button on the alarms.

Issues:
The ceiling fan was unbalanced in the living room.

The 3-way switch for the main hallway lights did not work properly. The main hallway lights do not come on if the living-room side wall switch is not in the on position. The lights should be able to be turned on or off from either set of wall switches, regardless of the position they are in.

Cover plates of outlets, cable hook-ups, and wall switches were installed crooked throughout the house.

☐☐☒☐ **C. Other Electrical**
Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☐ **A. Heating Equipment**

Type of Systems: Forced air
Energy Sources: Gas
Comments:
The furnace was located in the attic. The visible parts of the flue vent piping were intact, secured at the connections, and appeared to vent properly out through the roof. The gas shutoff valves, flexible gas connectors, and gas supply piping appeared to be in good general condition.

The thermostat was located in the master bedroom, was at the right height, and appeared to function properly.

Issues:

☒☐☐☒ **B. Cooling Equipment**

Type of Systems: Conventional cooling only
Comments:
It is beyond the scope of this inspection to determine whether the HVAC equipment is properly sized for this house. An ACCA 'Manual J' analysis is considered the industry standard in determining whether a residential cooling system is sized based upon a house-specific load calculation, and can be performed by a qualified HVAC professional. The specific orientation of the house should also be accounted for in this analysis because a change in direction can result in a significantly different design load and equipment size.

The 2022 Carrier 4 ton AC condenser was located on the left side of the house. The efficient and economical life of condensers is about 15 years.

The condenser was properly seated on a pad elevated above ground surfaces, and appeared level within one inch.

The thicker, cold copper tube of the AC condenser was properly insulated for its entire visible length. In time, the foamy insulation will become brittle and less effective and will need to be replaced. This is an issue of on-going maintenance.

The air filter type was disposable. The filter was located in the furnace cabinet in the attic. The filter size was 20x25x4 and should be replaced every 4 months or as the manufacturer recommends. Changing/ maintaining the filters regularly is very important in order to to avoid dirt in the ducts and the house, breathing dirty air, poor house comfort, higher energy costs, and premature wear, tear, and failure of A/C and heating components, and even the creation of life threatening conditions with gas-fueled furnaces.

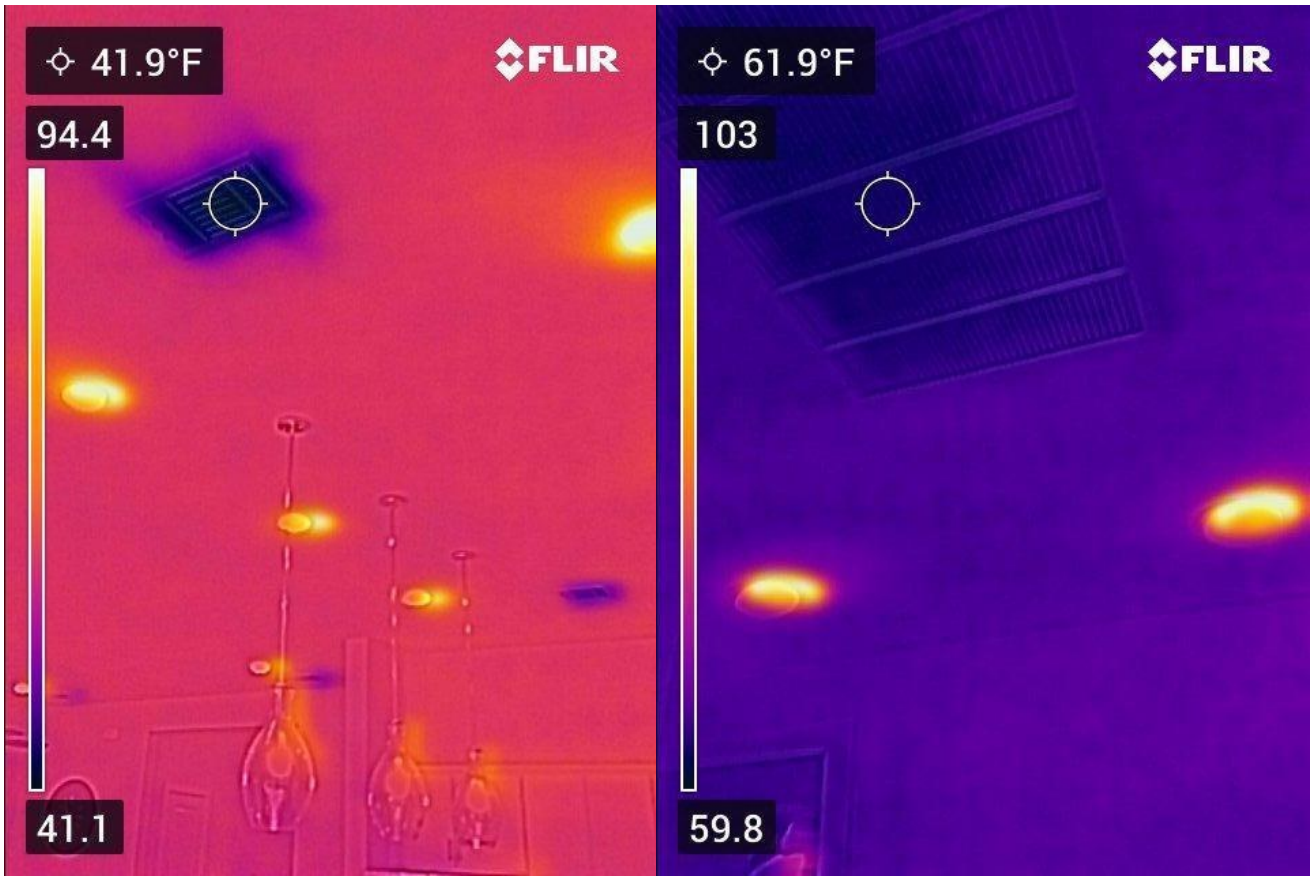
The secondary condensation drainage line for the evaporative coil was terminated over the breakfast area window. If water is ever seen coming out this line, contact a licensed HVAC company for a full HVAC evaluation.

The drains of the secondary condensate drain pan(s) under the evaporative coil cabinet(s) in the attic were not tested, to avoid property damage if they were clogged or the drain pipe leaks. These drains should be tested, to confirm that they will work if they are needed.

The general standard for air temperature differential (Delta T) between air supply and air return is 15-22 degrees. A random sampling of supply register air temperatures were taken with the following results:

I	NI	NP	D

The supply air temperature was 42, and the return air temperature was 62 degrees (20 degrees differential). An HVAC service call at the beginning of the cooling and heating seasons can help keep the systems in good working order and address minor issues before they become major.



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Issues:

Soil erosion was noted along the bottom of the A/C condenser pad, which may cause the pad to be off level. When a condenser is more than about 1 inch off-level, there is a risk of the compressor inside not being properly lubricated and leading to 'slugging' or failure. The support for the pad should be corrected, and gutters should be installed over that area, to avoid concentrated water off the roof eroding the soil further.

Soil was partly covering the pad under the A/C condenser and was in contact with the condenser. A condenser should not be in touch the grade, but on a level concrete pad elevated above ground surfaces, to avoid corrosion.

Soil was clogging the fins of the condenser at places.

Lint was clogging the fins of the condenser at places, including on the back side.

The condenser discharges the hot air from the house to the outdoors via the fins. When the fins are clogged the cooling system performance is degraded.

Fin damage was noted on the AC condenser. Fins dissipate heat from the house to the outdoors and when they are damaged they do not perform optimally.

Plants, shrubs, overhanging branches, fences, or other barriers should be trimmed away from an AC condenser, or removed if necessary, to avoid having the system performance degraded.

HVAC manufacturers require at least 2 feet of horizontal clearance next to a condenser, and 6 feet clearance on the exit side or the top. Lack of the manufacturer required clearances cause diminished condenser performance, cause it to work harder, and shorten its lifespan.

There was attic insulation and/or other debris in the secondary drain pan under the evaporative coil cabinet in the attic. Keep drain pans clean to prevent blockage of the drain and possible overflow in living spaces.

One of the filter compartment latches were improperly installed. This installation does not provide a tight seal all around the filter compartment cover.

Due to the issues above, the HVAC system should be serviced, including the evaporative coil.

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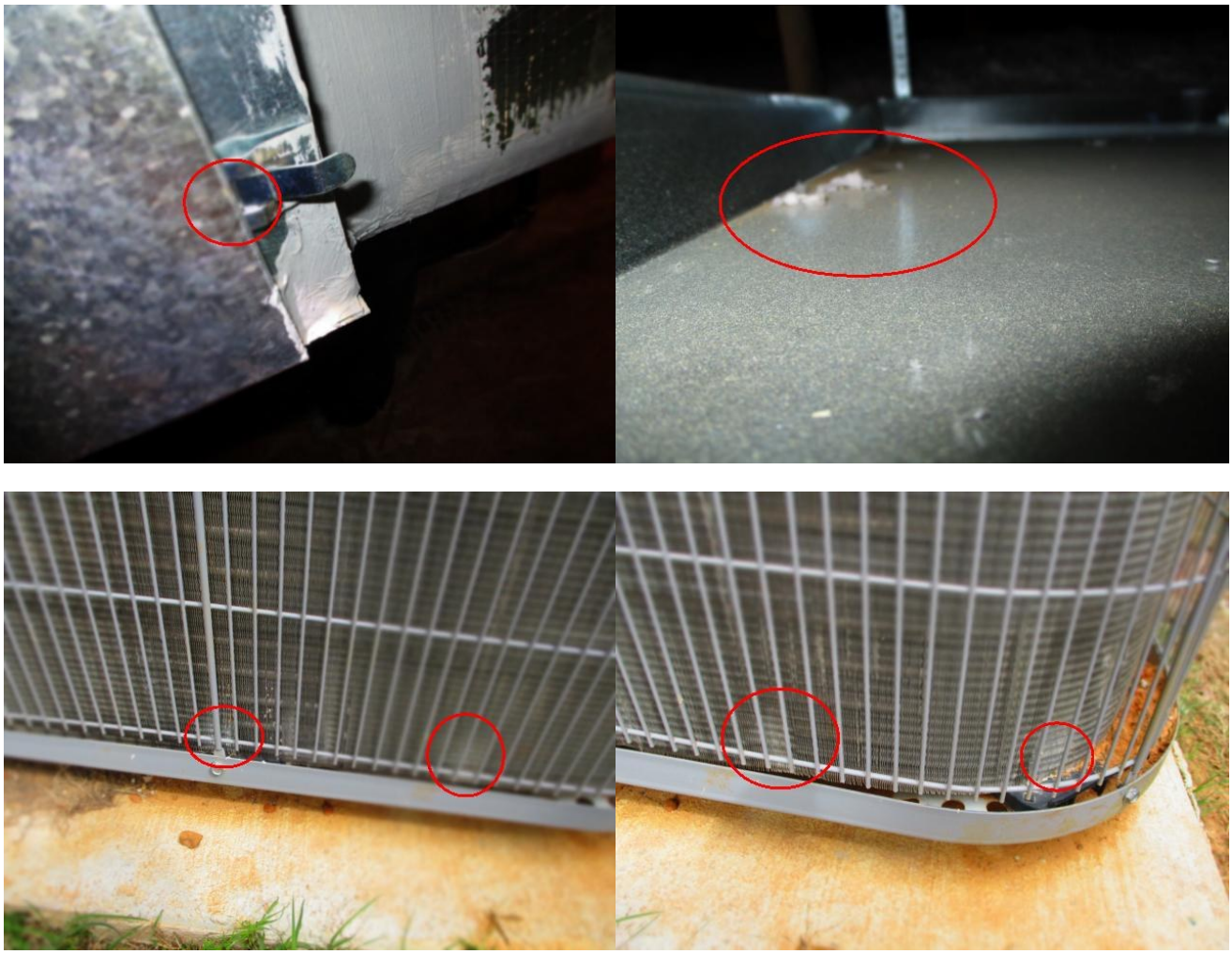


☒☐☐☒ **C. Duct Systems, Chases, and Vents**

Comments:

The visible ductwork appears to be connected.

Tip: Do not store anything on top of the ducts in the attic, to avoid restricting the air flow. The result is poor house comfort, supply of air of inconsistent temperature across various rooms, and even increased energy costs.

Issues:

The air return registers should be close to interior walls and the air supply registers should be close to exterior walls, with the air directional fins directing the air toward the exterior walls.

☐☐☒☐ **D. Other Mechanical**

Comments:

I	NI	NP	D

IV. PLUMBING SYSTEMS

☒☐☐☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front of the house, by the curb.
Location of main water supply valve: Front of the house, by the curb.
Static water pressure reading: 75-80 psi
Type of supply piping material: CPVC, PEX
Comments:
The water meter was observed to ensure that it was not running/ moving with all the plumbing fixtures turned off, which might have indicated a plumbing leak, including under the foundation. Slab leaks can damage the foundation. The water meter was positively not running/ moving at the time of the inspection, which indicates that there was no water supply pipe leak. It does not exclude the possibility of sewer leaks, which can be detected with a slab leak test.

City water supply system. Most pipes can not be inspected because they are concealed.

The main, branch, and shut-off water valves were not tested, as it is outside the scope of a TREC inspection to operate such valves. Such valves may have not been operated for a long time and may leak if they are turned off and on. You should have all of them tested before closing.

The washer water supply valves in the laundry room were not operated because a washer was connected to them.

Unless noted, the faucets, sinks and piping appeared to work properly.

No plumbing leaks were noted during the inspection.

The bathtub and sink overflows were not tested. Overflows are rarely used and they frequently leak due to installation problems or worn-out gaskets. Do not leave the bathtub unattended while you are filling it up for a bath.

The inspector wet the walls of the shower stall and flowed lots of water at the shower head and no leaks were observed at the time of the inspection. It is possible though to find leaks later, when the user is in the shower and the water spray bounces and runs down the stall walls in different patterns.

Tip: During extremely cold weather, leave indoor faucets located on exterior walls dripping.

A water softener was installed. It was not tested or inspected. Testing of the water is not within the scope of a TREC inspection.

You should become familiar with the location of the main water valve(s) outside the house, purchasing a man-hole cover opening key and a main water valve shut-off tool with which to cut-off the water supply to the house if necessary, in case of pipes bursting or flooding in the house. Practice turning the main valve on and off.

I	NI	NP	D

Issues:

Caulking was missing around the base of fixtures such as toilet bowls, bathtub spouts, shower penetrations, along the base of the toilets, and/or at the kitchen sink countertop.

Bathroom sink faucet fixtures were installed crooked, when viewed from above.

The kitchen sink sprayer did not self-retract.

The schluter was sticking up along the master bathroom tile floor edge at the shower entrance, blocking water drainage and causing water to pool on the bathroom floor.

The master shower glass was not plumb.

Inside and outside the interior master shower walls, the schluter was sticking past the edge of the wall tiles at places, the edge of the wall tiles were sticking out past the edge of the schluter at places, the edge of the tiles was cut jagged/ crooked along the schluter at places, the schuter was installed crooked/ sloping at places, issues of materials installation and workmanship.

Grout had cracked in the master shower enclosure along numerous floor and wall joints, along wall corner joints and along the seat, entry points for water.

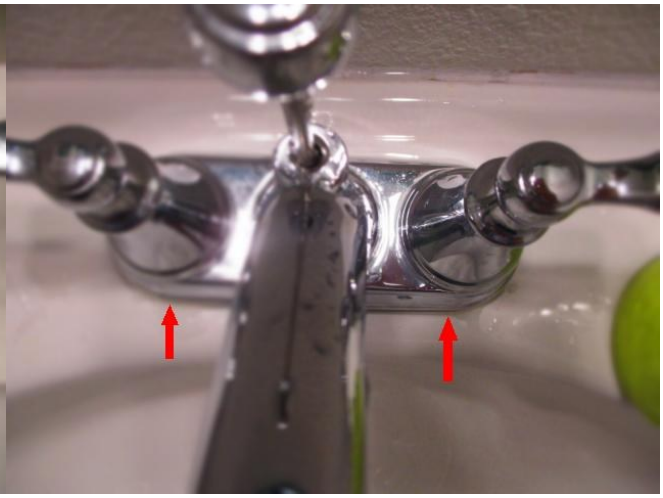
There were different sizes grout lines, grout line intersections out of square, uneven tile surfaces, and rough/ poor grout line surface at wall tile above bathtubs and in shower enclosures, issues of materials installation and workmanship.

Some of the bathroom sink stoppers let water slowly drain when they were closed.

The toilet was installed crooked in the right side hallway bathroom.

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

I	NI	NP	D



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

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

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

I	NI	NP	D

☒☒☐☐ **B. Drains, Wastes, and Vents**

Type of drain piping material: PVC

Comments:

The main sewer system is city. Clean-outs are located on exterior walls/ in the grade around the house. Clean-outs have screw-on/off lids which cover access to waste plumbing, and where a 'snake' or 'roto-rooter' can be inserted to clear plumbing obstructions.

Not all the waste lines were fully visible.

Not all the vent pipes were visible.

☒☐☐☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: N/A

Comments:

Types: Tankless

The water heater was located in the garage.

The water heater appeared to be in good general condition.

The water heater combustion supply air appeared to be adequate.

The water heater vent flue piping, the gas shutoff valve(s), flexible gas connectors, and gas supply piping appeared to be in good general condition.

The water heater gas line is made of flexible gas pipe and appears to be connected correctly. The visible parts of the flue vent piping were intact, secured at the connections, and appeared to vent properly out through the wall.

The TPR drain valve is connected and the drain line is installed properly. Test it periodically by toggling it open and then closed. Water should flow when it is open and the water flow should stop when shut. Failure to perform as described above required a licensed plumber to replace the TPR valve.

The TPR valve drain pipe terminated at the left side exterior wall. Water drainage out of this pipe indicates TPR valve leakage which requires professional plumbing service.

☐☐☒☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☒☐☐☒ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter: The right side exterior wall.
Type of gas distribution piping material: black pipe
Comments:

Issues:
The nail had pulled out from a strap support of an attic gas pipe.

I	NI	NP	D

☐☐☒☐ **F. Other Plumbing**

Comments:

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

I	NI	NP	D

V. APPLIANCES

☒☐☐☒ **A. Dishwashers**

Comments:

The dishwasher appeared to function properly. The door seal was secure and appeared not to be leaking. The heating element was tested and appeared to function.

The door (s), the liner(s), and the racks appeared to be in good condition.

A normal cycle was completed.

Issues:

The dishwasher was installed crooked and the door does not close/ hits the cabinet.

☒☐☐☐ **B. Food Waste Disposers**

Comments:

The disposal and its the power cord appeared to be in good condition, and the disposal appeared to function.

Always run cold water before you turn the disposal on, as well as for a few seconds after you turn it off.

☒☐☐☐ **C. Range Hood and Exhaust Systems**

Comments:

The up-draft range hood/ microwave combination vents cooking odors and vapor to the outdoors through removable grease filters, and appears to function properly on all settings. The under mount light was functional.

Clean the grease filter(s) with warm soapy water every six months or when dirty. The dishwasher is an alternative, as are products like Oxi-clean. Most grease filters are visible under the hood, are easily removed without tools, and are available at hardware stores.

☒☐☐☒ **D. Ranges, Cooktops, and Ovens**

Comments:

The range/oven appeared to be in good general condition.

I	NI	NP	D

The gas burners tested satisfactory on low, medium and high settings.

Issues:
The oven was set to 350 degrees and tested at 376 degrees. This is a brand-new oven and the thermostat should be calibrated by an appliance technician.

The thermostat of some of the newer digital-display models can be calibrated via the control panel touch pad. Read the oven manual or get one on-line.

☒☐☐☐ **E. Microwave Ovens**

Comments:
The microwave oven appeared to function properly. It was not tested for radiation leakage.

☒☐☐☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:
The exhaust fans appeared functional where installed.

☒☐☐☒ **G. Garage Door Operators**

Comments:
The garage door properly stopped and reversed course during descend when the electronic eye reversing mechanism was tested. Expected spring life for a spring door is 8 - 12 years and decreases by use frequency. The spring for a garage door which is the main entry for a family may fail in as little as 4 years.

The garage door properly stopped and reversed course when the door was blocked during descend. Test this feature periodically.

The locking latch should be kept locked or wired in the open position to avoid possibly damaging the garage door by opening it when the latch is in the closed position.

You should re-program any garage door opener remote control devices after you close on the house, to control access to the house. If there are no such devices, generic remote-control devices are available at hardware stores which can be programmed to work with existing modern garage door openers.

Issues:
The garage door squeaks and groans while it travels. Lubrication of the rollers and components would be helpful.

The garage door does not close flush with the door opening frame. Gaps negate the effect of insulated garage doors, and allow animal entry in the garages.

The flexible flange around the exterior of the garage door perimeter was loose/ folded/ poorly installed at places.

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

I	NI	NP	D

☒☐☐☐ **H. Dryer Exhaust Systems**

Comments:

The dryer vent is vented to the outdoors through the attic. Monitor closely for lint buildup.

Flexible (accordion-type) dryer vent hoses are prone to extreme bends and there is a potential for lint buildup. Consider installing smooth-walled vent hose, available at hardware stores.

☐☐☒☐ **I. Other Appliances**

Comments:

VI. OPTIONAL SYSTEMS

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

Comments:

The control panel is located in the garage.

The manual mode of the sprinkler system was tested. The main sprinkler shut off valve(s) is located at the front of the property.

The sprinkler system appeared to be in good general condition, and the heads of all the stations popped up.

Issues:

Sprinkler heads need to be adjusted so that the water does not spray siding, sidewalks, or fences, wasting water and contributing to the deterioration of wood components.

Drip hoses were exposed at places, including by the sidewalk.

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

Type of Construction:

Comments:

☐☐☒☐ **C. Outbuildings**

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

☐☐☒☐ **E. Private Sewage Disposal Systems**

Type of System:

Location of Drain Field:

Comments:

☐☐☒☐ **F. Other Built-in Appliances**

Comments:

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

I	NI	NP	D

☐☒☐☐ **G. Other Optional Systems**

Comments:

It appears that there is a built-in pest control system at the house; it was not inspected.

No house alarm system, telecom lines and equipment, audio, video, built-in com/ speaker system, any electronic equipment, or any playground equipment were inspected or tested, as it is outside the scope of a TREC inspection.