

HAWKEYE **REAL ESTATE INSPECTION**

Daniel Wallace
301 Kuehler



INSPECTION AUTHORIZATION AND AGREEMENT

The parties to this Agreement are (Hawkeye Real Estate Inspection) (hereinafter "Hawkeye") **Daniel Wallace** (hereinafter "CLIENT"). Hawkeye Real Estate Inspection agrees to conduct a **visual inspection of the readily accessible areas** for the purpose of informing the Client of major deficiencies in the condition of the property located at **301 Kuehler**. The inspection shall be conducted on 07/18/2022.

1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC) and the inspector will use TREC Property Inspector Report form to report the findings.

2) **EXHAUSTIVE TECHNICAL EVALUATION** - An exhaustive technical evaluation is available at a much higher cost. The exhaustive technical inspection involves hiring of specialists in each area of inspection. Fees for exhaustive technical inspection start at \$1500.00 depending on the complexity of the structure.

TYPE OF INSPECTION CHOSEN

 (Client Initials) **Fee: GENERAL, STRUCTURAL AND MECHANICAL INSPECTION BASED ON THE OPINIONS OF THE INSPECTOR.** This inspection is not intended to be technically exhaustive nor is it considered to be a Guarantee or Warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. If a comment is made concerning the condition of any item, the client agrees to contact a specialist to make further inspections and to seek estimated costs of repairs prior to closing on the purchase of this property, if client intends to rely on this report. The inspection and report do not address and are not intended to address code and regulation compliance, the possible presence or danger from fungi (mold), asbestos, radon gas, lead paint, urea formaldehyde, soil contamination and other indoor and outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

Fee: \$2500.00 EXHAUSTIVE INSPECTION INVOLVING THE HIRING OF LICENSED PROFESSIONALS FOR EACH SYSTEM OF THE STRUCTURE

3) **LIMITATION OF LIABILITY:** The client understands, accepts and agrees that Hawkeye Real Estate Inspection do not, impliedly or expressly, warrant or guarantee it's home inspection, home inspection report or the condition of the subject property. The Client agrees that Hawkeye Real Estate Inspection will have no liability for latent defects which cannot be observed through normal non destructive testing or operation; and it is specifically limited to those situations where it can be conclusively shown that the component and/or mechanical device inspected was inoperative or in need of immediate repair or was not performing the function for which it was intended at the time of the inspection. **In the event the inspector fails to fulfill the obligation under this agreement, the Client's exclusive remedy at law or in equity against Hawkeye Real Estate Inspection shall be limited and fixed in the amount equal to the inspection fee multiplied by two (2), or the sum of five hundred dollars (\$500.00), whichever is less, as liquidated damages and not as a penalty, and this liability shall be exclusive. The limitation of liability clause further applies to any claim or cause of action advanced against Hawkeye Real Estate Inspection by the Client in any subsequent litigation proceeding, and includes but is not limited to claims for breach of contract, alleged wrongful acts under the Texas Deceptive Trade Practices Act, alleged wrongful acts under the Fraud in Real Estate Statute, common law and statutory claims of fraud, and negligence.** This limitation of liability applies to the Client, and any individual, company or entity acting on behalf of or as a subrogee of the Client, who is damaged or has to pay expenses of any kind, including attorney's fees and costs, because of any alleged mistake, omission, or deficiency by the inspector in the performance of the inspection or contained in the inspection report. The Client recognizes and willingly assumes the risks of losses greater than the maximum amount of recoverable damages contained in this section. The Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that Hawkeye Real Estate Inspection charges for performing the inspection when compared to the potential exposure that Hawkeye Real Estate Inspection might otherwise incur in the absence of such limitation of liability.

4) The inspection service is conducted at the property. The physical on-site inspection of the property is a valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered. **THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT.**

5) (Client Initials) **YOU AUTHORIZE Secure 24 TO CALL YOU AT THE PHONE NUMBER YOU HAVE PROVIDED TO DISCUSS A SPECIAL ALARM OFFER. Hawkeye Real Estate Inspection IS RECEIVING A FEE OR OTHER VALUABLE CONSIDERATION IN THIS REAL ESTATE TRANSACTION.**

The undersigned have read, understand and accept the terms and conditions of this agreement and agree to pay the charges specified below:



07/18/2022

07/18/2022

By: Arnold Garcia TREC PI # 7123 Date Client/Authorized Representative Date
Hawkeye Real Estate Inspection Daniel Wallace



PROPERTY INSPECTION REPORT FORM

<u>Daniel Wallace</u> Name of Client	<u>07/18/2022</u> Date of Inspection
<u>301 Kuehler, New Braunfels, TX 78130</u> Address of Inspected Property	
<u>Arnold Garcia</u> Name of Inspector	<u>7123</u> TREC License #
<u></u> Name of Sponsor (if applicable)	<u></u> TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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

THE HOUSE IN PERSPECTIVE

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces South.
The house was vacant at the time of the inspection.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" section within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION: Approximately 97-102 degrees and sunny.

PERSONS ATTENDING INSPECTION: Present during parts of the inspection was the buyer Mr Daniel Wallace.

NOTE: No moisture and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water damage conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immune compromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks, or and type of moisture damage,you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to purchase of this property.

INACCESSIBLE OR OBSTRUCTED AREAS

Floors which are covered, plumbing areas (only visible plumbing is inspected), and behind or under furniture and/or stored items.

NOTICE: This report is paid for by and prepared for the client named above. This report is not valid without the signed inspection agreement and is not transferable.

I=Inspected

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab

Comments:

Sloping slab was observed within house. This implies that some structural movement of the building has occurred. The foundation appears to have settled. This conditions should be further evaluated by a licensed foundation company and all repairs made as necessary. This condition should be further evaluated by a qualified licensed foundation company and all repairs made as necessary.

Note: Due to the highly expansive nature of clay soil on which structure rests; differential movement is likely to occur. Weather conditions, drainage, leaky plumbing, soil conditions and many other factors are able to affect structure. The inspector's opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted nor warranted by this company.

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B. Grading and Drainage

The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight inches of clearance should be maintained between soil level and top of the foundation walls.

The gutters system should discharge water at five feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



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C. Roof Covering Materials

Type(s) of Roof Covering: Combination Asphalt Shingles , rolled roofing material and corrugated metal roofing material.

Viewed From: Top of the roof Covering

Comments:

Repairs to the roofing are recommended. Damage or missing roofing materials should be repaired. All roof penetrations should be examined and sealed as necessary. This condition should be further evaluated by a licensed roofing company and all repairs made as necessary.



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All exposed nail heads at the roof covering should be properly sealed to reduce risk of leaks.



The starter run along the edge of the roofing does not appear to have been installed properly. Various shingles were observed to be loose and not properly fastened. These conditions should be further evaluated by a licensed roofing company and all repairs made as necessary.



Tree limbs and branches should be removed from nearing and protruding over the roof covering as per current standards of practice.

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The granules of the flat rolled roofing on the roof covering were observed to be thinning which is an indication of ageing materials, replacement may be needed in the near future. Lifting of the rolled material was observed. These conditions should be further evaluated by a licensed roofing company and all repairs made as necessary.



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Damaged metal roofing material was observed and in need of repair. This condition should be further evaluated by a licensed roofing company and all repairs made as necessary.



Tree, tree limbs and branches should be removed from touching, nearing and protruding over the roof covering as per current standards of practice.



The rake flashing is loose and should be re-secured and properly sealed to avoid leaks.

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The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage and leaks in the gutters should be repaired. Various leaks in the gutters and damages should be repaired. Loose or damaged downspout's should be repaired promptly.



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The flashing at the roof covering under the east overhang is loose and should be re-secured and properly sealed to avoid leaks. The metal flashing was not properly installed and prone to leaks. This condition should be further evaluated by a licensed roofing company and all repairs made as necessary.



TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the remaining life expectancy of the roof covering; or
- (2) inspect the roof from the level if the inspector reasonably determines that the inspector cannot safely reach or stay on the roof, or that damage to the roof or roof covering may result from

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walking on the roof.

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D. Roof Structures and Attics

Viewed From: Crawled through the attic

Approximate Average Depth of Insulation: None;

Approximate Average Thickness of Vertical Insulation: Unknown

Comments:

Pictures of the attic.

No insulation was observed in attic space and should be added as per current standards of practice. Insulation improvements may be cost effective, depending on the anticipated term of ownership.



No soffit or roof covering passive vents were observed for the attic space. The level of ventilation should be improved. It is generally recommended that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

Note; Debris in the attic space was observed.

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TREC LIMITATIONS: The inspector is not required to enter a crawl space or any areas where headroom is less than 18 inches and width of the access opening is less than two feet, or where the inspector reasonably determines conditions or material are hazardous to health or safety of the inspector.

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E. Walls (Interior and Exterior)

Wood rot and damage around various exterior walls, fascia, overhang and windows are in need of repair.



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Water staining was noted at the front storage shed exterior wall. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.



Damaged de laminating wood panel at the inside panel walls.

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Damage to the interior finish was observed in the west closet area at wall and ceiling area and should be repaired.



TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the condition of the wall coverings unless such conditions affect structural performance or indicate water penetration;
- (2) report obvious damage to wall coverings;
- (3) determine the condition of paints, stains and other surface coatings;
- (4) determine condition of cabinets.
- (5) determine the presence of , or extent or type of , insulation or vapor barriers in exterior walls.

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F. Ceilings and Floors

Floor slopes are apparent. This condition could indicate greater than normal movement within the structure. Further investigation may be necessary.

Laminate flooring not installed properly at the front entry area and in need of repair.

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There is not proper head clearance in various area of the ceiling as needed. Headway clearance is less than 6'-8" which poses a hazard.



Finish covering and insulation missing above the front entry area at the exterior top side of the ceiling and in need of repair.



TREC LIMITATIONS: The inspector is not required to do the following:
(1) determine the condition of the floor and ceiling coverings unless such conditions affect structural performance or indicate water penetration;

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- (2) report obvious damage to the floor and ceiling coverings;
- (3) determine the condition of paints, stains, and other surface coatings.

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G. Doors (Interior and Exterior)

The front entry door rubs flooring should be adjusted as necessary to work properly.



Safety glass etchings were not observed on the glass within the front and back doors. Safety glass is required for glass doors and is generally identified by an etching in the corner of the glass pane. Weather stripping is damaged/missing at the front back door and is in need of repair.



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Cabinet doors missing at the kitchen and bathroom and in need of repair.



Front screen door in poor condition and in need of repair.



TREC LIMITATIONS: The inspector is not required to do the following:

- (1) report the condition or presence of storm doors, awnings, shutters or security devices or systems;
- (2) determine the condition of paints, stains, or other surface coatings.

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H. Windows

The windows are relatively low quality single pane glass. They are in a state of mild disrepair and are not considered very energy efficiency. Trimming and or adjustment , hardware improvements and weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.



Various damaged screens were found on the windows and should be repaired or replaced.

No evidence of header flashing were observed above the exterior windows which help prevent water penetration in the wall. This condition should be further evaluated and all repairs made as needed.



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Various windows were inoperative. Nailed and or painted shut and Improvement can be undertaken to allow normal operation of the window.



TREC LIMITATIONS: The inspector is not required to do the following:

- (1) report the condition or presence of storm windows, awnings, shutters or security devices or systems;
- (2) determine the condition of paints, stains, or other surface coatings.

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I. Stairways (Interior and Exterior)

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J. Fireplaces and Chimneys

TREC LIMITATION: The inspector is not required to determine the adequacy of the draft or perform a chimney smoke test.

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K. Porches, Balconies, Decks, and Carports

Damaged was noted at the ceiling of the front patio ceiling and in need of repair. Missing attic access cover should be repaired.

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Large cracks and damages were observed in the driveway and are in need of repair.



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Damaged at the front column at driveway area and damaged brick at the front flower bed and are in need of repair.



TREC LIMITATIONS: The inspector is not required to inspect detached structures and equipment, such as docks, or piers.

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L. Other

II. ELECTRICAL SYSTEMS

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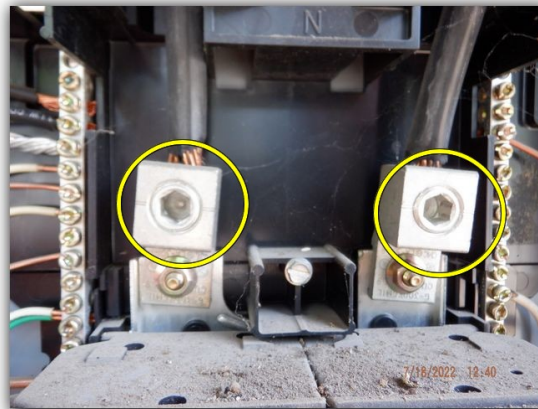
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A. Service Entrance and Panels

Main service panel is located at the exterior West wall. Breakers are not labeled at the main panel box and should be mark accordingly. When more than six breakers exist in the main service panel box, a main disconnect is required. A main disconnect is required at the main service panel box as per current standards of practice but was not required when the house was built. This condition should be further evaluated by a licensed electrician and all repairs made as necessary.



Main service wires missing the protective lug covers inside the main panel box but was not required when the house was built. This condition should be further evaluated by a licensed electrician and all repairs made as necessary as per current standards of practice.



A circuit breaker within the main panel box are doubled up (referred to as "double taps") and should be separated. Each circuit should be served by a separate fuse or breaker as per current standards of practice. This condition should be further evaluated by a licensed electrician and all repairs made as necessary.

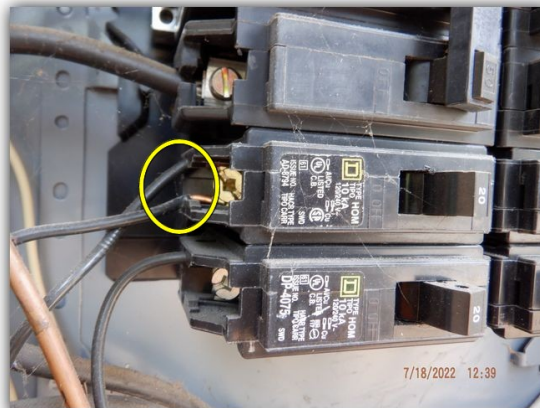
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Wires should be properly protected with a grommet/bushing at for wires entering the panel box.

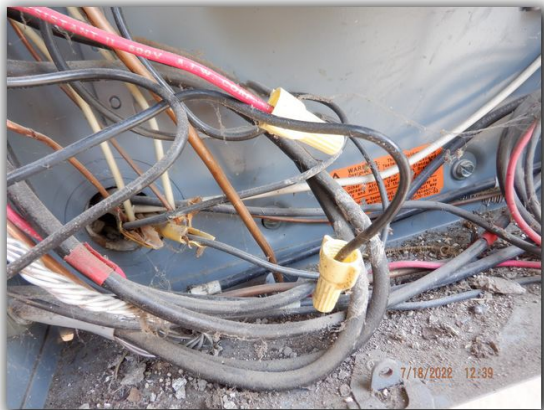


Ground electrode is not visible. This condition should be further evaluated and repaired as necessary.

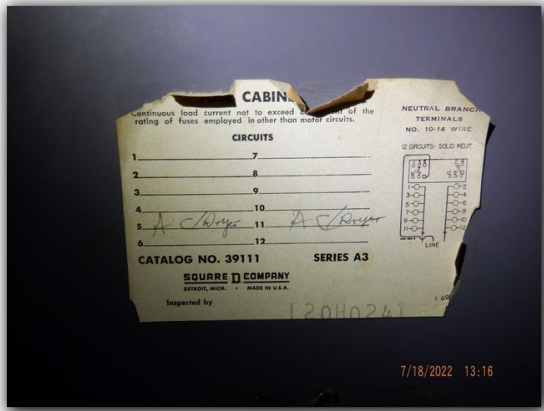


Abandoned wiring in the main panel box should be replaced or appropriately terminated. Information should be gathered as to what the wires were intended for and all repairs made as needed.

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I	NI	NP	D



Sub Panel located north closet and utility closet in the house. Fuses are not labeled at the both sub panel boxes and should be mark accordingly.



Inappropriate screws at the panel box cover plate should be replaced for safety purposes. Pointed tip screws are being used and should be replaced with flat tip screws.

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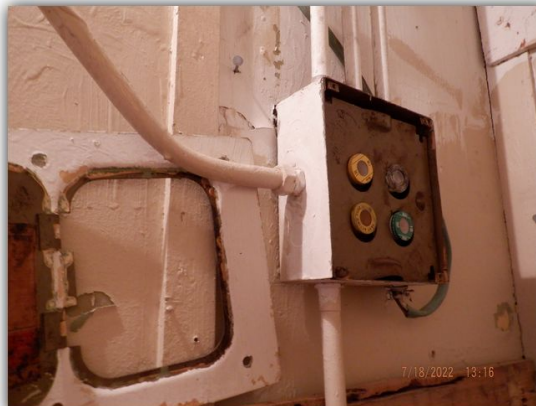
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Loose cover at the sub panel box at utility closet.



Oversized fuses within the sub distribution panel boxes should be replaced. The 30 amp breakers on 10 awg wires should be further evaluated by a licensed electrician and repairs made as needed.



Several circuit fuses within the sub distribution panel box are doubled up (referred to as "double taps") and should be separated. Each circuit should be served by a separate fuse or breaker as per current standards of practice. This condition should be further evaluated by a licensed

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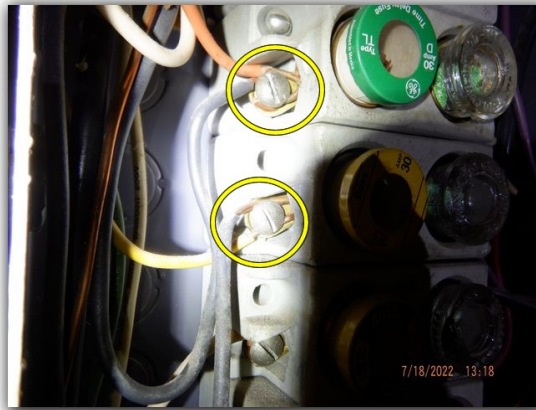
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electrician and all repairs made as necessary.



A ground wire and neutral wires at the sub panel are on the same bus bar and should be separated and repairs made as necessary as per current standards. This is typical of a 3 wire feeder system. Today's standards require 4 wire system where the grounds and neutrals are separated in the sub panel box.



Arc-Fault Protection (AFCI)

Arc fault protection is not being provided to all 120-Volts. single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. This is currently national standards, but was not required by the city at the time of construction.

This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I

TREC LIMITATIONS: The inspector is not required to do the following:

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- (1) determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use;
- (2) determine the insurability of the property;
- (3) conduct voltage drop calculations; or
- (4) determine the accuracy of breaker labeling.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Various ungrounded 3-prong outlets were observed and should be improved. This condition should be further evaluated by a licensed electrician and all repairs made as necessary.



No child protective cover were observed on the outlets throughout the house and should be added for safety concerns. Outlets installed are not the newer temper resistant type as required per current standards of practice. Tamper resistant outlets are a child safety feature that is now required in new construction. Tamper resistant outlets were not required when this structure was built.

The exterior outlets are not properly weather protected with proper exterior bubble covers as per current standards of practice but was not required when the house was built. The outlets are not marked as weather protected on the outlet itself as per current standards of practices but was not required when the house was built. This condition should be further evaluated by a licensed electrician and all repairs made as necessary.

No smoke detectors were observed through out the house and should be installed in all bedrooms and hallway outside of bedrooms for safety purposes as per current standards of practices. Carbon monoxide detectors should be added for improved safety. Carbon Monoxide detectors should also be installed low on the walls 18" above the floor level for proper detection.

The light fixtures missing with exposed wiring at the dining and laundry area.

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NI=Not Inspected

NP=Not Present

D=Deficient

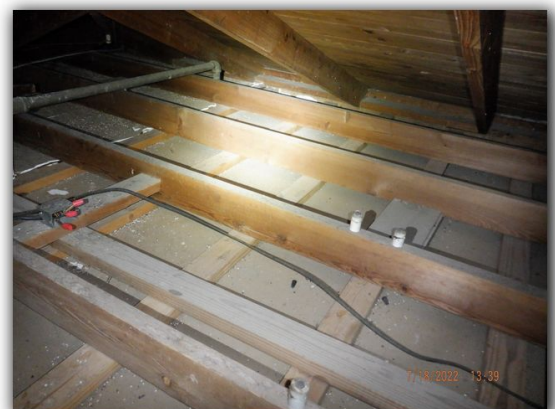
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Wiring exposed on exterior finishes should be relocated or protected by a rigid conduit. The wiring does not appear to be for exterior moisture/weather rated wiring. These condition should be further evaluated by a licensed electrician and all repairs made as necessary.



The house appears to consist of the old knob and tube wiring through out the electrical system, this condition can pose a safety hazard and should be further evaluated by a licensed electrician and all repairs or replacements made as necessary.



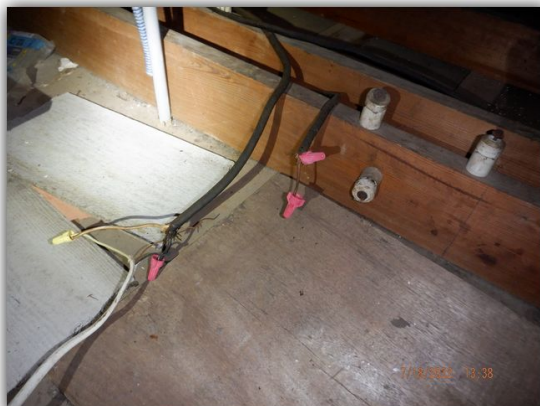
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The front patio ceiling fan and lights were inoperative at the time of inspection. If the bulbs are not blown, the circuit should be investigated.



Note; It appears the house has a combination of re wiring in various areas of the house. Information should be gathered as to what repairs were done, find out if the work has been permitted by the city and all paper work and invoices should be gathered if available.

All spliced wires in the attic spaces should be enclosed in a junction box for safety purposes as per current standards of practice. Missing junction box cover in the attics should be properly covered as per current standards of practice.

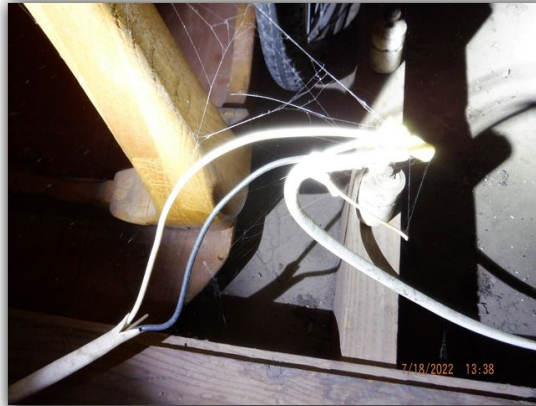
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Wiring exposed on interior finishes should be relocated or protected by a rigid conduit. The installation of the distribution wiring is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician. This condition should be further evaluated by a licensed electrician and all repairs made as necessary.



The dishwasher outlet should not be located directly behind the unit. The outlets should be relocated to the side of the unit for easier accessibility as per current standards of practice. This conditions should be further evaluated by a licensed electrician and all repairs made as necessary.

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☒ ☐

A. Heating Equipment

Type of System: Heating Types

Energy Source: Heating Energy Sources

Comments:

Name Brand: A/C and Heating

Model #

Mfg Date: Dates

The temperature registered at Temperature degrees.

The back-up heat temperature registered at Temperature degrees.

Note: The A/C and heating unit should be serviced on an annual basis for maximum performance. All service records should be gathered from the current home owner. If service records are not available this unit should be serviced by a qualified licensed A/C and HVAC specialist.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves;
- (2) determine the efficiency or adequacy of a system;
- (3) program digital-type thermostats or controls; or
- (4) operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

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B. Cooling Equipment

Type of System: Window Units

Comments:

Performing as intended at the time of inspection.



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The air vent at the east interior wall did not function at the time of inspection and in need of repair. This condition should be further evaluated by a licensed a/c technician and all repairs made as necessary.



Note: The A/C and heating unit should be serviced on an annual basis for maximum performance. All service records should be gathered from the current home owner. If service records are not available this unit should be serviced by a qualified licensed A/C and HVAC specialist. Evaporative coils should be cleaned as necessary.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect for the pressure of the system coolant or determine the presence of leaks;
- (2) program digital-type thermostats or controls; or
- (3) operate setback features on thermostats or controls.

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C. Duct Systems, Chases, and Vents

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the efficiency, adequacy or capability of the systems;
- (2) determine the uniformity of the supply of conditioned air to the various parts of the structure;
- (3) determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers, and wiring;
- (4) operate venting systems unless ambient temperatures or other circumstances, in the

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reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment; or
(5) operate a unit outside its normal operating range as reasonably determined by the inspector.

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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Curb



Location of main water supply valve: House side of the meter; The shut off valve in the front lawn for the house side of the meter is buried and needs to be cleared for proper access.



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Static water pressure reading: 80 psi (good)



Comments:

Water meter is located at the front curb. The peg/numbers were observed to be moving while water was turned off inside of the house which could indicate a possible leak in the main water lines. This condition should be further investigated by a qualified plumber and repairs made as necessary.



Rags are not considered an ideal way of insulating the exterior water lines and hose bibs. All exterior hose bibs and exposed water lines should be properly insulated to protect from freezing weather. Anti-siphon devices missing. It is recommended that an anti-siphon device be added to the hose bibs at the exterior of the house.

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Kitchen sink missing at the time of inspection.



No water flow was observed on the hot side of the plumbing. This conditions should be further evaluated by a licensed plumber and all repairs made as necessary.

The laundry hose bibs and shower stall faucets were inoperative and should be repaired. This conditions should be further evaluated by a licensed plumber and all repairs made as necessary.



Low flow was observed at the hot and cold side faucets. The back bathroom sink was observed

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to drain slowly, due to the obstruction that exist.. The drain stop for the sink is missing and should be replaced. These conditions should be further evaluated by a licensed plumber and all repairs made as necessary.



The exterior hose bibs are inoperative and should be repaired.



The toilet are loose at the flooring and should be properly re-secured and sealed and all repairs made as needed. This conditions should be further evaluated by a licensed plumber and all repairs made as necessary.

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Note: All tubs and sinks are tested by running water for 3-5 minutes to test for slow drainage and overflow protection. If inspector finds deficiencies at the time of the inspection it will be indicated above. All drainage pipes are prone to clog and should be maintained on a regular basis.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) operate any main , branch or shut-off valves;
- (2) inspect any system that has been shut down or otherwise secured;
- (3) inspect any components that are not visible or accessible;
- (4) inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools;
- (5) inspect fire sprinkler systems;
- (6) inspect the quality or the volume of well water;
- (7) determine the potability of any water supply;
- (8) inspect water-conditioning equipment, such as softeners or filter systems;
- (9) inspect solar water heating systems;
- (10) determine the effectiveness of anti-siphon devices on appropriate fixtures or systems;
- (11) operate free-standing appliances;
- (12) inspect private water supply systems, swimming pools, or pressure tanks;
- (13) inspect the gas supply system for leaks.

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B. Drains, Wastes, and Vents

No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner. Due to no clean out located i could not verify flow in the main sewage drain pipe. This conditions should be further evaluated by a licensed plumber and all repairs made as necessary.

For the most part, the waste piping may be older. It may be prone to unexpected problems. Improvements is recommended on an as needed basis. Due to the age of the home it is recommended to have a static pressure test done to the sewage lines to be certain of any possible cracked pipes or damages that may exist under the foundation.

Note; It appears that various areas of the house has been re plumbed. Information should be gathered as to what repairs were done, find out if the work has been permitted by the city and all paper work and invoices should be gathered if available. Information should be gathered as to

I=Inspected

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what repairs were done and all invoices should be gathered if available.

Various exposed pipes in the lawn should be properly buried to protect from freezing and lawn care maintenance.



TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect or operate drain pumps or waste ejector pumps;
- (2) inspect for sewer clean-outs

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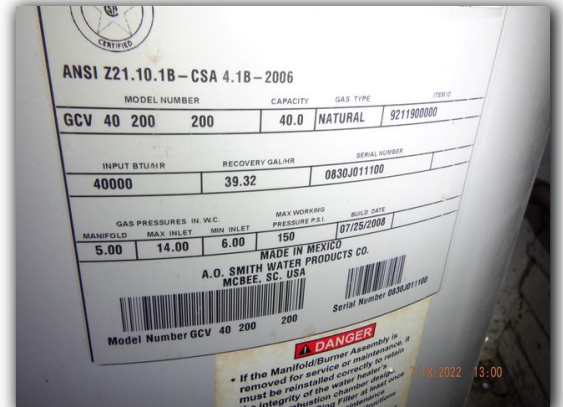
C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

Name Brand: A.O. Smith



Mfg Date: 2008; The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Water temperature registered at Temperature degrees. Could not get the temperature. This condition should be further evaluated by a licensed plumber and all repairs made as necessary.

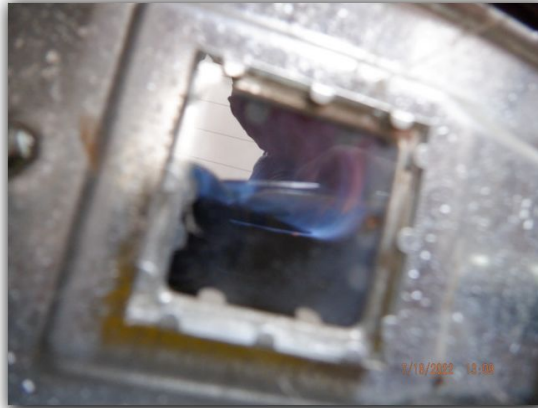
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No safety pan and drainpipe was found for the water heater. It is recommended that the installation of a pan with a drain pipe to the exterior of the house be installed by a qualified professional. A moisture meter can also be used under the unit to detect for leaks.



An expansion tank and vacuum breaker valve should be installed above the water heater as per new standards of practice but was not required when the house was built. This condition should be further evaluated by a licensed plumber and all repairs made as necessary.

Gas odor was observed in the water heater closet at the time of inspection. This condition should be further evaluated by a licensed plumber and all repairs made as necessary.

The vent pipe serving the water heater is of inappropriate material (single tube galvanized tubing).. These material are not well suited to this application and, for safety reasons, it should be replaced with proper rated vent pipe as per current standards of practice.

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D. Hydro-Massage Therapy Equipment

TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of the circulation system.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: West exterior side of the house.



Type of gas distribution piping material: Black galvanized pipe

Comments:

The gas meter does not appear to be bonded as per current standards but was not required when the house was built. This condition should be further evaluated by a licensed electrician and all repairs made as necessary.

No drip legs (sediment traps) were observed at the gas piping to the water heater. Drip legs or sediment traps are used to collect moisture, rust, or debris before they can enter the gas valve. These conditions should be further evaluated by a licensed electrician and all repairs made as necessary as per current standards practice.

Gas odor was observed in the water heater closet at the time of inspection. This condition should be further evaluated by a licensed plumber and all repairs made as necessary.

Carbon Monoxide detectors should also be installed low on the walls 18" above the floor level for proper detection.

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F. Other

V. APPLIANCES

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A. Dishwashers

Name Brand: Whirlpool



The dishwasher is inoperative and should be repaired or replaced. Could not test due to no sink.

The heat and noise reduction insulation body wrap appears to be missing on the exterior/backside of the unit and should be placed as per manufacture.



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B. Food Waste Disposers

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C. Range Hood and Exhaust Systems

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D. Ranges, Cooktops, and Ovens

Name Brand: Appliances

Model #

Temperature was tested at 350 degrees and registered at degrees.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) operate or determine the condition of other auxiliary components of inspected items; or
- (2) inspect self-cleaning functions.

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E. Microwave Ovens

Name Brand: Appliances

Model #

TREC LIMITATIONS: The inspector is not required to test for radiation.

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F. Mechanical Exhaust Vents and Bathroom Heaters

The exhaust fan is noisy and should be repaired. The bathroom exhaust fan exhibits excessive vibration when run. This condition should be repaired. The bathroom exhaust fans vent into the attic and should be repaired so as to discharge to the house exterior as per current standards but was not required when the house was built. Light cover missing at the hall bathroom and in need of repair.

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G. Garage Door Operators

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H. Dryer Exhaust Systems

Vents to the exterior of the house.

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I. Other

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Lawn Sprinkler

TREC LIMITATIONS: The inspector is not required to inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti siphon valves or backflow preventers.

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

Type of Construction: [Pool Construction Types](#)

Comments:

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C. Outbuildings

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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) open, uncover or remove the pump, heads, screens, lines, or other component parts of the system;
- (2) determine water quality or potability or the reliability of the water supply or source; or
- (3) locate or verify underground water leaks.

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E. Private Sewage Disposal Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) excavate or uncover the system or its components to determine the size, adequacy or efficiency of the system; or
- (2) determine the type of construction used unless readily known without excavation or destructive examination.

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F. Other Built-in Appliances

Comments:

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G. Other

Addendum: Maintenance Advice

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

Every Month

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

Spring and Fall

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
 - ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
 - ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
 - ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
 - ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
 - ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
 - ☐ Ensure that the grade of the land around the house encourage water to flow away from the foundation.
 - ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
 - ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair widow sills and frames as necessary.
 - ☐ Test all ground fault circuits interrupter (GFCI) devices, as identified in the inspection report.
 - ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
 - ☐ Test the Temperature and Pressure Relief (TRP) Valve on water heaters.
 - ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
 - ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
 - ☐ Replace or clean exhaust hood filters.
 - ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
-

Annually

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.) have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Prevention maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!