



BUYERS INSPECTION SERVICES

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<https://buyersinspectionservices.com/>



TREC REI 7-6

20219 Creekdale Bend Dr  
Cypress, TX 77433



Inspector

Dean Limbaugh

#4599

713-377-0111

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Agent

Glenn Taylor

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# PROPERTY INSPECTION REPORT FORM

Glenn Taylor <i>Name of Client</i>	06/16/2022 9:00 am <i>Date of Inspection</i>
20219 Creekdale Bend Dr, Cypress, TX 77433 <i>Address of Inspected Property</i>	
Dean Limbaugh <i>Name of Inspector</i>	#4599 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Buyer, Owner, Inspector

*Occupancy:* Furnished, Occupied

*Weather Conditions:* Clear

*Temperature (approximate):* 88 Fahrenheit (F)

*Type of Building:* Single Family

*Copyright:*

All information contained within this inspection report is copyrighted by Buyers Inspection Services 2022©.

*Photos:*

Photographs are not a requirement in the Standards of Practice. Photos if included are intended to be representative of deficiencies, items, systems or components. Photos that are provided may depict all, some and or none of the occurrences or of a deficiency(s).

*Property Orientation:*

The property described in the report is determined by facing the dwelling from the street / front entryway door.

*Seller's Disclosure:*

The Seller's Disclosure, if any, was not available prior to sending the written inspection report.

*About Recommendations:*

Software limits what type of company / trade can be recommended. For instance, "Licensed Irrigator," Licensed Electrician," Licensed Plumber," are not provided for in the recommendations. Please consider this notice that the appropriate or licensed trades are recommended.

*Home Warranty:*

*Will Home Warranties Cover Pre-existing Conditions?*

*Comment Key / Definitions:*

**Inspected (IN)** = The item, component or system was visually inspected and if no other comments were made deficiencies weren't present at the time of the inspection.

**Not Inspected (NI)** = The item, component or system was not inspected.

**Not Present (NP)** = The item, component or system is not in this home or building.

**Deficiencies (D)** = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

**Maintenance Item** = The item, component, or system will require maintenance.

**Recommendations** = The item, component, or system while perhaps functional may be in need of repair or service; has wear or deterioration that may result in an adverse condition; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and / or prevent further deterioration.

**Safety / Major** = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns are "grandfathered" but are listed for safety (not required to be upgraded) and are recommended to be upgraded; if not they may pose a risk that you should research & consider if this is acceptable to you and your family.

*IRC Code Reference:*

The following report seeks to identify deficiencies but doesn't warrant the property is in code compliance. **The inspector that performed the inspection is not a code certified inspector.** Codes may vary from one jurisdiction to another that is sometimes a judgement call made by a government employee or a third party inspector. Codes may be referenced in the report as indicated by IRC number if provided and viewed on the website at the following link: [IRC Code](#)

*Included with your Inspection:*



[We'll Buy Your Home Back Guarantee](#)

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D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

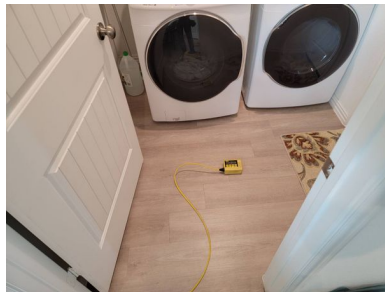
**A. Foundations**

*Type of Foundation(s):* Post Tension, Concrete Slab on Grade

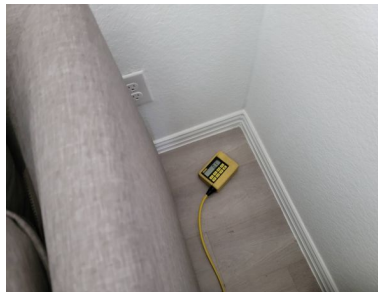
*Comments:*

*Inter Elevations:*

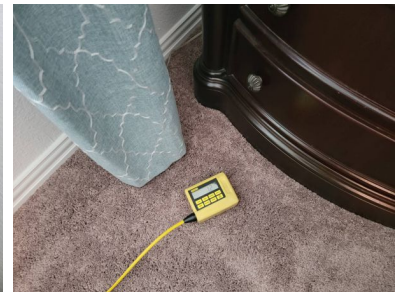
Interior elevations/measurements were taken from the Datum Point (i.e. reference point) to the measured locations. Adjustments have not been made for the thickness of floor coverings. Elevations are accurate within approximately 0.1” and obtained with the use of a ZipLevel/Stanley® Compulevel™. The following is not a full elevation survey (typically elevations would be taken at several locations in each room) and should not be relied upon as such.



Datum Point 0.0 Utility room



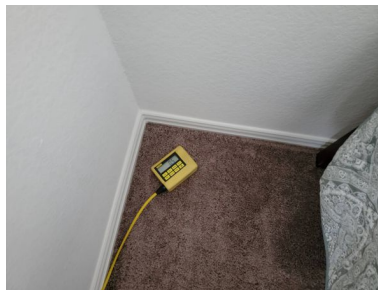
Rear Left +0.1 Living room



Rear Right +1.1 Primary Bedroom



Right Side +0.3 Primary Bathroom



Front Left +0.5 Front Bedroom



Left Side -0.2 Kitchen

*Movement:*

The foundation has experienced movement as evidenced by separation/cracking in one or more of the following locations:

Slab perimeter (i.e. hairline crack at the grade beam and less than 1/16” at garage interior)

Exterior veneers (i.e. crack(s) at the mortar / brick veneer)



Garage

*Performance:*

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I	NI	NP	D
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The performance criterion of concrete slab on grade foundations may vary with differences in slope, cracks in walls, doors or windows out of square, etc. Future movement cannot be predicted in a one-time inspection. No signs of foundation related movement was observed and is not typically observed in recent / new construction. A better idea regarding the performance of the foundation may be obtained after one year and / or after a wet and dry cycle which is typically between 3-5 years. The foundation is performing based upon a lack of indicators of adverse performance and is not suggestive or requiring further evaluation by a Professional Engineer at the time of the inspection in the opinion of the Inspector.

*Stored Items:*

Stored items restricted the inspection of the garage interior and the concrete flatwork.



**1: Watering Program**

 Maintenance Item

Due to the expansive nature of the soils in the Gulf Coast area, a frequent-foundation watering program is recommended. This may consist of not watering during periods of rain or heavy watering during periods of drought. Consistent watering at the entire slab perimeter may help prevent further and/or future settlement and damage. [Water Program](#)

**2: Wedge Chip**

 Recommendation

Wedge chip or “comer cracks” were observed at the slab perimeter. Informational: Wedge chip cracks should be repaired when more than one third of any masonry is not supported or cracks develop in the overlying brick veneer. This can be conducive to wood destroying insects. Wedge chip cracks and the repair should not be confused with underpinning of the foundation. Repair should be performed by a qualified foundation repair company.

Recommendation: Contact a foundation contractor.



Front Right



Rear Right

**B. Grading and Drainage**

*Comments:*

*Gutters :*

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I NI NP D

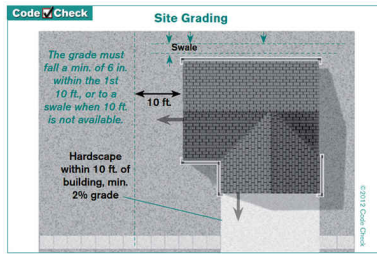
Gutters are not required as long as all grading slopes away from the house. Gutters are typically a good idea as they direct water during heavy periods of rain away from the foundation. Maintaining a relatively constant state of moisture at the perimeter helps the performance of the foundation.

**1: Clearance & Grade**

**Recommendation**

The existing grade at the slab perimeter is not adequate for shedding water away from the foundation. The soil level isn't 4 inches below the masonry. Informational: The grade should fall away from the foundation (6" in the first 10' where possible). IRC R401.3

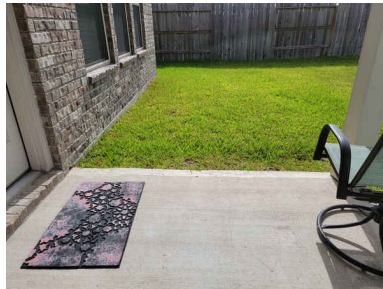
Recommendation: Contact a qualified grading contractor.



Right Side



Rear



Rear

**C. Roof Covering Materials**

*Types of Roof Covering:* Architectural Shingles

*Viewed From:* Binoculars, Ground, Drone

*Comments:*

*Arc Shingles:*

Architectural shingles with a 30-year warranty (warranty of the shingles are not determined) typically have a life span between 18-25 years.

*Main:*

The shingles were not separated or pulled back to examine the number or locations of the fasteners. Pulling the shingles back will break the seal and result in a repair. No signs of active roof related water penetration was observed at the interior of the dwelling at the time of the inspection. No determination was made concerning the life expectancy of the roof covering.

**For new roofs, repairs, etc. we recommend that you obtain a copy of the contractors invoice and or manufacturer's warranty, transferability, etc.**

*Limitation:*

This limited visual inspection is not a certification or warranty, expressed or implied, that the roof covering will not leak. Simply viewing the roof surface may or may not tell if it leaks or not. This inspection is not designed for the purpose of underwriting or insurability.

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I NI NP D

The inspector didn't walk the roof because of the steep slope which would not have allowed me to safely stay on the surface.

*Drone FYI:*

Inspection of the roof covering with the use of a drone is not as thorough as a qualified roof contractor walking the roof covering with the proper safety equipment.

**1: RJ**

🔴Recommendation

The top of the roof jack is off center. Informational: Recommend checking that it's properly secured.

Recommendation: Contact a qualified roofing professional.



☒ ☐ ☐ ☒

**D. Roof Structures and Attics**

*Viewed From:* Attic platforms

*Approximate Average Depth of Insulation:* 12 Inches

*Comments:*

*Guards & Edges:*

Edges of the platforms are not marked and guardrails are not provided which involves risk for anyone entering the attic not familiar with safe practices. Certain maintenance may be done by the homeowner (i.e. using product in the primary AC drain line, testing the water heater TPRV, cleaning or replacing a fresh air filter, etc.). The preceding is not required by code but recommended as a safety precaution.

**1: Attic Access Not**

🔴Recommendation

Front Right (garage) & Front Left (bedroom)

Attic access is not provided. Informational: Attic size / area is unknown. Attic areas of 30 sq. ft. and vertical height of 30" or greater requires a roughed in opening of not less than 22" x 30" from an accessible location. IRC R807.1

Recommendation: Contact a qualified professional.

**2: IECC**

🔴Recommendation

IECC certificate isn't posted certifying compliance with the energy code. Informational: N1101.14 Certificate. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration; and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the type and efficiency of heating, cooling and service water heating equipment. On June 16, 2015, Texas Governor Greg Abbott signed HB 1736 into Texas law. This moved the state's single-family residential code from 2009 code to the 2015

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International Residential Code (IRC), Chapter 11. All local jurisdictions must comply with the new code by September 1, 2016.



**3: Ins <10"**

🔴Recommendation

Insulation levels less than 10" were observed. Informational: Recommend additional insulation for increased energy efficiency (R30 is the current minimum at the floor of the attic). [Attic Insulation](#)

Recommendation: Contact a qualified insulation contractor.



**4: Vents Different**

🔴Recommendation

Vents are at different heights (elevations). Informational: Venting at different levels will result in air being drawn from the lower ridge vents exiting the upper ridge vents. This will result in less air movement or stagnant air in the lower areas of the attic. The total net free ventilation area shall not be less than 1/150 of the space ventilation (roughly divided between upper and lower vent areas) to 1/300. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.

Recommendation: Contact a qualified roofing professional.



**5: OSB**

🔴Recommendation

I=Inspected

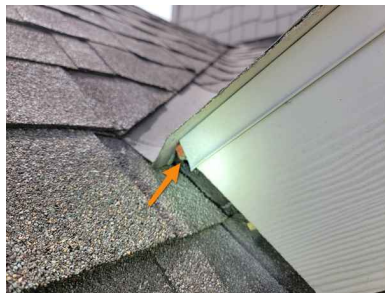
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I NI NP D

Decking (OSB) is exposed at the soffit junction.



Front

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

*Comments:*

*Hardie:*

The manufacturer of the cement board siding was not determined, however the following link provides information concerning distances from roof coverings, clearances from grade level, etc. [James Hardie](#)

*F & S:*

Furniture, storage, appliances and or wall hangings restricted the inspection of the interior and garage.

*IR None:*

Infrared relies upon differences in temperatures; an example would be between the interior and attic. The temperature the day of the inspection (interior vs exterior) was 18 degrees or more which is preferable when performing an infrared inspection. No anomalies were observed with infrared so no infrared pictures were taken or included in the report.

*WDI:*

An inspection for Wood Destroying Insects (WDI) was not performed as the inspector is not a licensed pest control inspector.

**1: Main Exter Wall**

🔴 Recommendation

Cracks observed at the exterior veneers (i.e. brick veneer). Informational: All exterior veneers should be properly sealed to provide a barrier against weather, insects and provide environmental control of the interior. Attachment of exterior veneers should be per existing building codes or manufacturer's written instructions.

Recommendation: Contact a qualified masonry professional.



Right Side

**2: BV <15 +**

🔴 Recommendation

I=Inspected

NI=Not Inspected

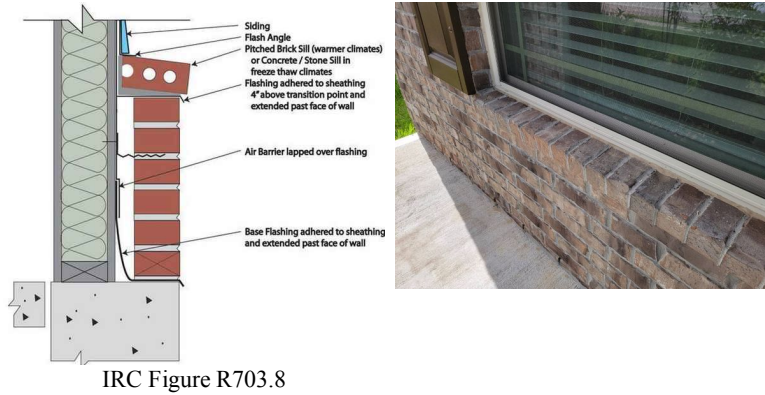
NP=Not Present

D=Deficient

I NI NP D

The brick ledges slope away from the dwelling less than 15°. Informational: Per Brick Industry Association. Correction of this detail is not possible without removal of the brick ledges.

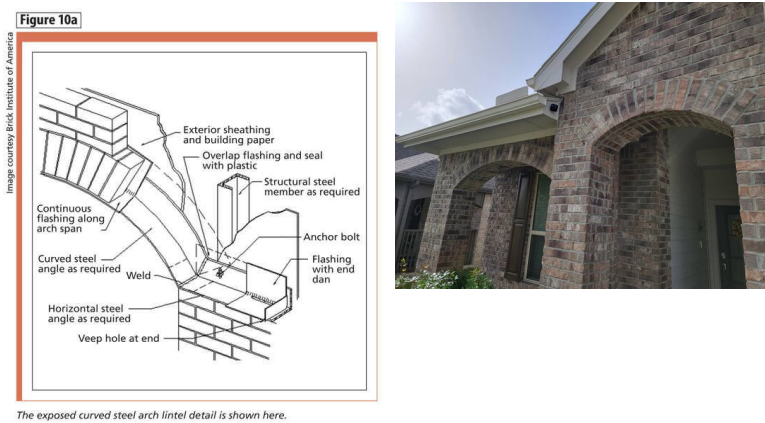
Flashing detail wasn't observed below the windows. Informational: IRC Figure R703.8 This is not a typical detail in the Gulf Coast area even though it is a code requirement. Correction of this detail is not possible without removal of the brick ledges.



**3: BV Lintel @ Arch**

👉 Recommendation

Lintels (curved steel angle in graphic) are not present over the opening(s) / arches at the brick veneer. Informational: Openings shall be supported by steel lintels, reinforced concrete, masonry lintels or masonry arches designed to support load imposed. Whether an opening requires a lintel was not determined and is beyond the scope of this inspection. Recommend referring to the building plans, monitoring and/or corrections if required. IRC R606.10



**4: BV Weep @ CF**

👉 Recommendation

Weep holes aren't present above the counter flashing at the sidewalls / masonry. Informational: IRC R703.7.2.2 and Figure 703.8

Recommendation: Contact a qualified professional.

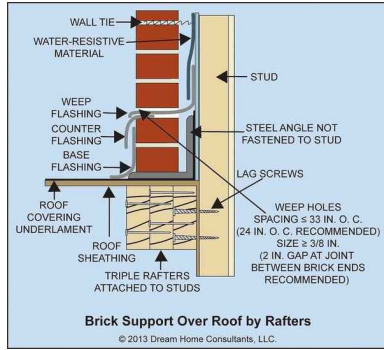
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**5: BV Weep Main**

🔴 Recommendation

Mortar blocks several observed openings at the weep holes at the lintels. Informational: When mortar blocks the openings the drainage plane may not function properly. IRC R703.8.6

Rust and/or corrosion was observed at one or more lintels.

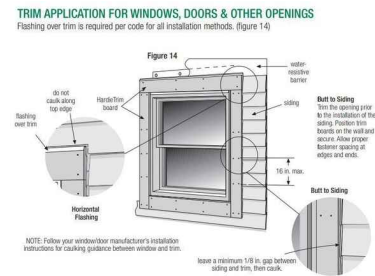


**6: JH Z + 1/4 2C**

🔴 Recommendation

Z flashing or head flashing is not provided above the windows. The clearance between the bottom of the trim and the Z flashing should be 1/4" and not caulked – per manufacturer’s installation requirements. Informational: A gap is intended to allow the drainage plane to function properly. [Plank Install](#)

Recommendation: Contact a qualified professional.



**7: JH Main + N&P**

🔴 Recommendation

Unpainted nail heads were noted. Informational: Painting is required per manufacturer’s installation instructions.

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Recommendation: Contact a qualified professional.



Left Side

**F. Ceilings and Floors**

Comments:

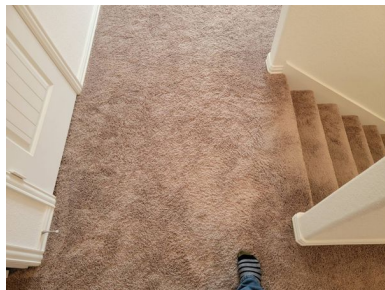
F & S:

Furniture, storage, appliances and or floor coverings restricted the inspection of the interior and garage.

**1: Pops & Sq**

🔴Recommendation

The upstairs flooring pops and/or squeaks. Informational: Noise is typically caused by a gap at the joists and subfloor. It may also be present if the adhesive has dried or partially dried before the ply or OSB was installed. This is typically not a structural concern.



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

Comments:

**1: < 1 3/8"**

🔴Recommendation

Portions of the garage entryway door are less than 1 3/8" solid core door (i.e. around panels). Informational: A data plate wasn't observed. A 1 3/8" solid core or 20 minute fire-rated type door is required. IRC R302.5.1

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I	NI	NP	D
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- H. Windows**  
*Comments:*  
*Furniture & stored items:*  
 Furniture and or storage restricted the operation and or inspection of several windows in the dwelling.
  
- I. Stairways (Interior and Exterior)**  
*Comments:*
  
- J. Fireplaces and Chimneys**  
*Comments:*
  
- K. Porches, Balconies, Decks, and Carports**  
*Comments:*
  
- L. Other**  
*Comments:*

## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**  
*Comments:*  
*Bonding:*  
 Bonding is visually inspected but not tested as this exceeds the scope of the inspection. Items typically not bonded: Essentially everything on the roof such as rain gutters, drip edges, chimneys, vent flashing, antenna mounts, satellite dish mounts, water heater and furnace flue(s), etc. A roof installation has thousands of nails. All of these nails and everything they touch is now connected to the metal of a radiant barrier if present.
  
- 1: Debris**  
➡ **Recommendation**  
 Debris/contamination was observed inside of the main service panel. Informational: IRC E3404.7  
  
 Recommendation: Contact a qualified electrical contractor.

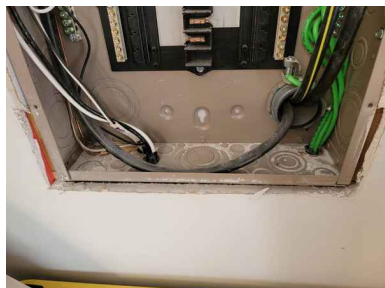
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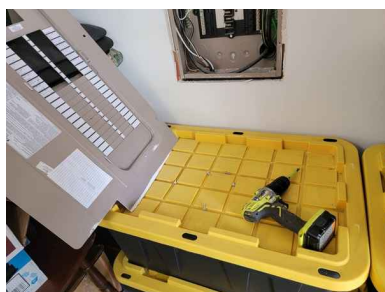
I	NI	NP	D
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**2: Fasteners +**

➔ Recommendation

Missing fasteners were observed at the dead front cover as it fell behind stored items upon opening. Blunt end screws are required at this location.



**3: Sealed**

➔ Recommendation

Panelboards, service disconnect(s) are sealed at the wall. Informational: Sealing is generally not recommended at the service disconnects, around the can for the electrical meter and panel boards to allow for heat dissipation.



**4: Slip Joint**

➔ Recommendation

The conduit for the underground service doesn't have a slip joint to allow for movement of the foundation. Informational: Where direct-buried conductors, raceways, or cables are subject to movement by settlement or frost, direct-buried conductors, raceways, or cables shall be arranged so as to prevent damage to the enclosed conductors or to equipment connected to the raceways. NEC 300.5

Recommendation: Contact a qualified electrical contractor.

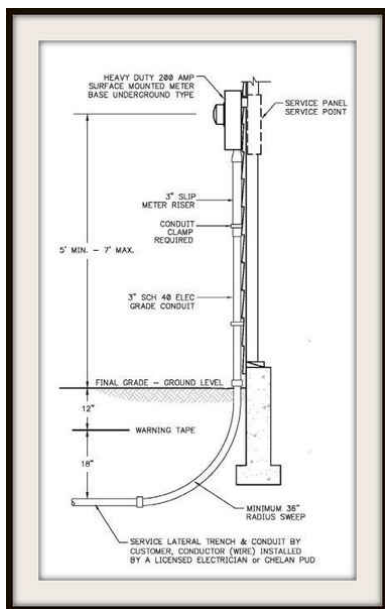
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I NI NP D



**5: Surge Protection +**

🔴Recommendation

Surge protection device is not provided. Informational: Surge protection was required with new construction in the NEC in the 2020 code cycle. Type 1 or Type 2 surge protective device (SPD) will be required for dwelling unit services. The SPD may be integral to or adjacent to the electrical service. Additionally, an SPD will be required when an existing service is replaced.

TREC Standards of Practice 535.227(b)(5)(B)] require inspectors to report on items or systems regardless of when the property was built if it constitutes a hazard to life, limb, or property as specified by these standards of practice.

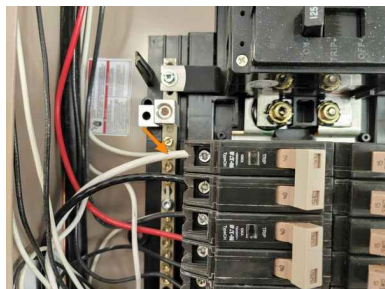
Recommendation: Contact a qualified electrical contractor.

**6: White Wires**

🔴Recommendation

White wire(s) used as conductors are required to be properly color-coded.

Recommendation: Contact a qualified electrical contractor.



**7: 1/8"**

🔴Recommendation

I=Inspected

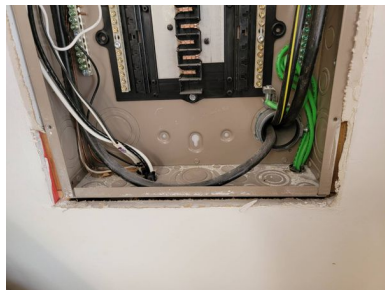
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I NI NP D

Gaps or open spaces were observed that shall be repaired so gaps are not greater than 1/8" at the edge of the cabinet. Informational: IRC E3907.3 NEC 312.4

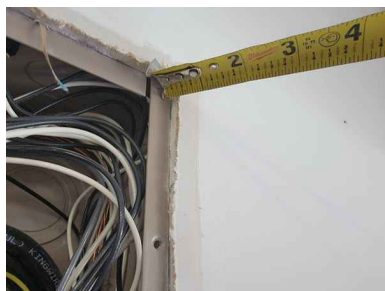


8: > 0.25"

Recommendation

The panel is too far back from the edge of the drywall. Informational: Electrical panel can't be set back more than 1/4" from the finished surface. IRC E3907.3

Recommendation: Contact a qualified electrical contractor.



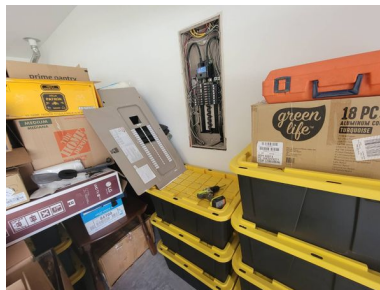
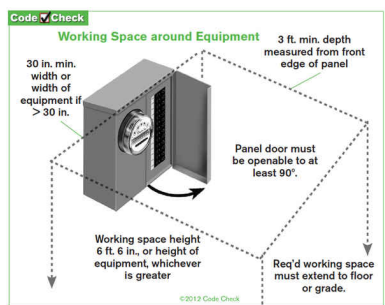
9: 36" 30"- 6' 6"

Recommendation

The working space and clearances requirements aren't meet. Informational: Clearance requirements are 36" in front and 30" in width maintained to a height of 6' 6". IRC E3405.1

If we opened the panel then stored items aren't moved back in place in case there is a situation that requires tripping one or more breakers.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Type of Wiring: Copper

Comments:

Not Inspected:

Exterior light fixtures with sensors / timers are not inspected. Low voltage systems including telephone, cable, Internet, outdoor lighting, etc. are not inspected. Receptacles at the soffit if present were not inspected.

**1: GFCI**

**▲Safety Hazard**

Missing ground fault circuit interrupters (GFCI) as noted in the pictures and location tags. Informational: This is an important safety feature that provides protection by shutting off current to the circuit. Ground fault protection is required at kitchen countertops, bathrooms, garage including overhead, exterior receptacles, utility rooms, within 6' of a sink, etc. requirements have changed since their inception and possibly in the next code cycle. IRC Section E3902 and NEC Chapter 210.8(A) (1) through (10). Changes (excludes 2020 code cycle) in **GFCI**

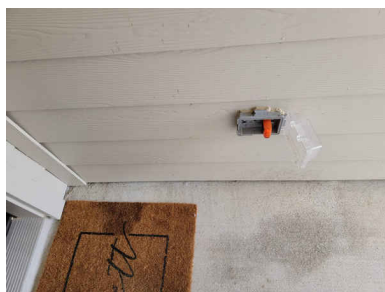
GFCI are required for the dryer, ranges, ovens and similar devices, within 6' of the edge of a tub or shower. GFCI is required at a dishwasher (regardless of whether it's hardwired or on a receptacle). NEC Chapter 210 including subsections beginning 11/2020.

AC's (condensers) are required to have GFCI but have been exempted in Texas from complying because of issues during operation. NEC Chapter 210 including subsections beginning 11/2020.

A hardwired disposal is not required to be GFCI protected per NEC or TREC Standards of Practice but we would recommend it for added safety.

TREC Standards of Practice 535.227(b)(5)(B)] require inspectors to report on items or systems regardless of when the property was built if it constitutes a hazard to life, limb, or property as specified by these standards of practice.

Recommendation: Contact a qualified electrical contractor.



Exterior Receptacles - no trip



Exterior Receptacles - not trip



**2: K Island**

**🟡Recommendation**

One or more Kitchen Island receptacle(s) don't meet installation requirements. Informational: Receptacles serving the Kitchen Island must be located not more than 12" below the countertop. Receptacles mounted below the countertop shall not be located where the countertop extends more than 6" beyond its support base. IRC E3901.4.5 / NEC [210.52 (C) (5) Exception]. This may be subject to two different interpretations; it's not in the kitchen so this doesn't apply or it is part of the kitchen since it can be used as a countertop bar.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- C. Other

Comments:

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

- A. Heating Equipment

Energy Sources: Gas

Type of Systems: Forced Air

Comments:

Furnace(s) perform:

The furnace(s) are performing as indicated by a temperature rise of over 20 degrees at the supply registers (unit(s) are operated for a short period of time only).

www.build...:

[Date of HVAC or Water Heater](#)

- B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:



Condenser

60%:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

FYI: Maintaining humidity levels 60% or lower is important for indoor air quality including inside your ducts. Some thermostats have a humidistat (measures humidity levels) built in or you can purchase one that is standalone from Amazon or your local box store. More at: [Humidity Levels](#)

*Performing:*

The A/C system(s) are performing as evidenced by the temperature difference at the return and supply air.

Informational: The temperature differential should be between 15 - 21 degrees. Per letter from an inquiry to the Texas Real Estate Commission.

18 degrees

*Manual J, S, T and D:*

We don't perform extensive tests [Manual J, S, T and D](#) that an HVAC contractor should when they install your system. We recommend that you inquire and verify that those have been performed on your system.

**1: Maint P Drain**

Maintenance Item

The primary drain line should be cleaned per cleaning instructions of the product you are using. Bleach should not be used. Tablets or like products are available: [SimpleAir Clean Drain](#)

Annual cleaning of the evaporator coil (inside portion of the A/C) and service by a licensed HVAC contractor is recommended.

Recommendation: Recommended DIY Project



**2: Ins @ Primary**

Recommendation

Missing insulation was observed at the primary drain line. Informational: The primary drain line should be fully insulated in the attic.

Recommendation: Contact a qualified heating and cooling contractor



**3: Primary Glued**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🔴 Recommendation

Primary drain line(s) appears to be glued pipe. Informational: Condensate drain lines shall be configured to allow the clearing of blockages and performance of maintenance without having to cut the line. IMC Code (307.2.5) and IRC (M1411.3.3)

Recommendation: Contact a qualified heating and cooling contractor



4: 2014 Suction Line +

🔴 Recommendation

Insulation at the suction line(s) isn't protected from the weather and UV exposure. Deterioration was observed at the insulation. Informational: The low side / suction line shall be insulated not less than R-4 and exterior surface permanence not exceeding 0.05 perm per testing standards. IRC M1411.6 & N1103.4.1 (R403.4) Adhesive tape shall not be permitted.

Recommendation: Contact a qualified heating and cooling contractor



C. Duct Systems, Chases, and Vents

Comments:

1: 6 Maintenance

🔵 Maintenance Item

Media filter(s) are located in the attic (filter replacement is recommended every 6 months). Informational: Do not use pre-filters at the return air grills as this will increase the static pressure in the system. Increased static pressure can lead to premature failure of components.

Recommendation: Recommended DIY Project

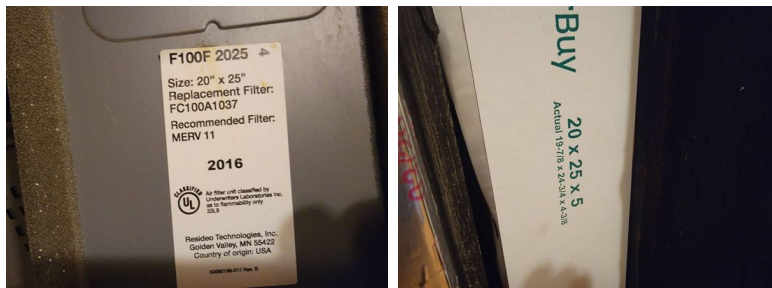
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**2: Duct Main +**

➔Recommendation

Sag was noted at a supply ducts. Informational: Straps should support ducts every 4'. Maximum sag for duct is 1/2" per foot.

Recommendation: Contact a qualified heating and cooling contractor

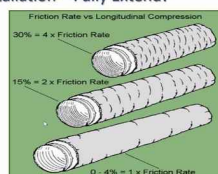


Rear Lower Attic

**Flex Duct Installation – Fully Extend!**

Minimum duct length greatly reduces pressure loss and improves airflow

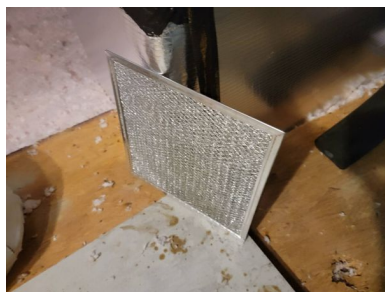
Extender completamente!  
La longitud mínima del ducto reduce en gran medida la pérdida de presión y mejora el flujo de aire



**3: Fresh Air Filter**

➔Recommendation

The fresh air filter located in the attic should be cleaned.



**4: Noise**

➔Recommendation

The supply register was relatively noisy.

Recommendation: Contact a qualified heating and cooling contractor

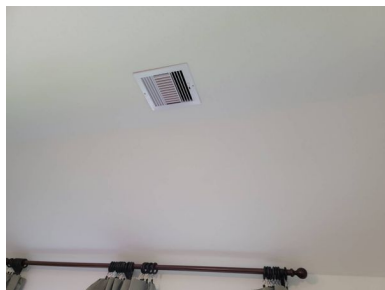
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rear Right Upstairs Bedroom

D. Other

Comments:

#### IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Near Sidewalk

Main Water SO: Front Bedroom Closet

Static H2O Pressure : 60

Type of Supply Piping Material: PEX

Comments::

Note: PEX:

Note: Rodents chew on materials like plastic, rubber, foam, cable (electrical wire), PEX, etc. that is found in attic. A rodent only needs an opening the size of a thumb to gain entry. It is important that you seal any openings if present to prevent damage to piping in the attic and or wall.

Shower Seat:

Seating area was noted in the shower – the design (i.e. corners) makes a watertight area difficult to achieve. An access panel to allow inspection of structure supporting the seat is not required or provided. Monitoring by adding an access panel is recommended.

Notice of Limitations:

Types of supply line materials is limited to what is able to be visually observed. It is not possible to see into walls, items that may be in or under slabs, items covered by stored items, etc.

Not Inspected:

Toilet Seats are not inspected.

1: C @

➡Recommendation

Plumbing fixtures have voids or gaps in the caulking detail and or at the shower/tub enclosure.

Informational: Prolonged water penetration can affect the underlying materials. Caulking helps prevent damage to underlying structural components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Primary Bathroom

**B. Drains, Wastes, and Vents**

Type of Drain Piping Material: PVC

Comments:

Dwell Occupied :

The washer, overflow lines A/C and underground drain lines were not inspected. Testing of the sewer lines away from or under the house or hydrostatic tests are beyond the scope of this inspection and not performed. An inspection of the shower pan if present (i.e. shower pan test) is beyond the scope of this inspection and was not performed.

Notice of Limitations:

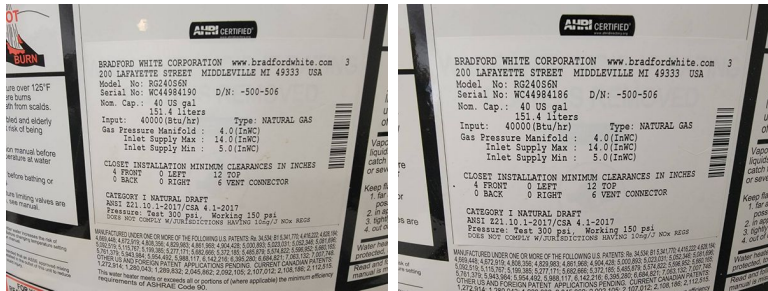
Types of drain line materials is limited to what is able to be visually observed. It is not possible to see drain lines that are in walls, under slabs, covered by insulation, etc.

**C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 80 Gallons

Comments:



**1: Maint TPRV**

Maintenance Item

Temperature Pressure Relief Valve(s) (TPRV) should be tested yearly by the occupant and by a plumber every three years for repair or replacement. The owners manual should be consulted for any other maintenance items.

Recommendation: Contact a qualified plumbing contractor.

**2: R&C H2O lines**

Recommendation

Rust and corrosion was observed at the water supply line connection(s). Informational: Rust and corrosion are typically the result of galvanic corrosion. Dielectric connections may not be present and are required to prevent galvanic corrosion.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified plumbing contractor.



**3: TPRV**

**Recommendation**

Temperature Pressure Relief Valve(s) (TPRV) was not tested due to the possibility of leaks. Informational: Testing older valves can result in the valve not sealing properly and water continuing to run though the discharge with the potential for damage. These should be tested yearly by the occupant and by a plumber every three years for repair or replacement.

Recommendation: Contact a qualified plumbing contractor.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Exterior

*Type of Gas Distribution Piping Material:* Black Iron, Plastic Coated Stainless Steel

*Comments:*

*Notice of Limitations:*

Types of supply line materials is limited to what is able to be visually observed. It is not possible to see into walls, items that may be in or under slabs, items covered by insulation or stored items, etc.

*Pressure Test:*

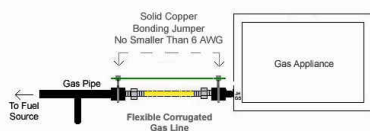
A pressure test of the gas lines was not performed. Testing involves shutting off all the valves and opening one end to pressurize the system which can only be performed by a licensed plumber.

**1: Bond GAC**

**Recommendation**

Bonding wasn't observed at the gas appliance connectors (GAC) to the appliances (i.e. either water heater(s) and/or furnace(s)). Informational: Grounding of the electrical system and bonding of the gas and water piping systems including appliances in the home is not always visible or observable to the inspector. Therefore it is recommended a licensed electrical contractor inspect the system and verify the proper grounding and bonding at all required locations. IRC G2411.1 (309.1) [GAC](#)

Recommendation: Contact a qualified electrical contractor.



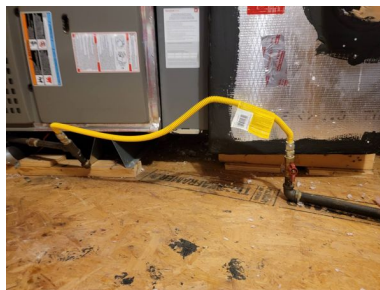
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



F. Other

Comments:

### V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

#### 1: Grease

👉 Recommendation

Grease was observed and the filter(s) and/or range hood requires cleaning. Informational: Grease is a combustible material.

Recommendation: Contact a qualified cleaning service.



D. Ranges, Cooktops, and Ovens

Comments:

#### 1: 24"

👉 Recommendation

Vertical clearances to non-combustible materials (microwave / range hood) are less than 24" above the range. Informational: IRC M1901.1, M1505.1 & M1504.1. Some microwave / range hood manufacturers allow for

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

reduced clearances.



**E. Microwave Ovens**

*Comments:*

**1: > 54"**

**▲Safety Hazard**

Microwave oven is installed more than the recommended height (National Kitchen and Bath Association). Informational: Safe for access and removal of hot food items. The National Kitchen and Bath Association says that "the bottom of the microwave to be no higher than 54 inches off the floor. If anyone likely to use the microwave is shorter than, say 5'4", even the recommended standard might be uncomfortably high."



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

*Comments:*

**1: Dust**

**🔻Recommendation**

Dust/debris (possible combustible material) was observed at the interior or cover of one or more of the mechanical exhaust vents. Informational: Cleaning as required or replacement is recommended.

Recommendation: Recommended DIY Project



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**G. Garage Door Operators**

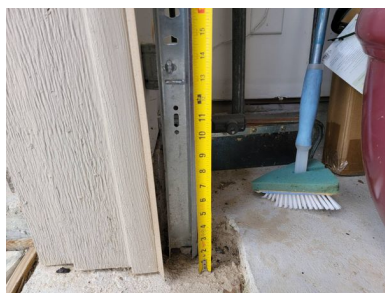
*Comments:*

**1: 2 High**

**▲Safety Hazard**

The garage door operator(s) worked, however; the safety reverse sensor(s) are installed too high. Informational: The sensors should be installed to a maximum height of 6” or less and / or per manufacturer’s requirements.

Recommendation: Contact a qualified garage door contractor.



**H. Dryer Exhaust Systems**

*Comments:*

*Connectors Full:*

Semi-rigid or approved dryer vent connectors are recommended. Plastic connectors are not approved or recommended. Foil type connectors unless approved are not recommended. Periodic maintenance of the dryer vent is recommended. Older dryers used with longer lengths of dryer vents if present may not be compatible. The shortest possible run should be made with the connector to the dryer vent.

*Interior Not:*

The interior of the dryer vent pipe was not visible and wasn't inspected.

*Washer & Dryer:*

Restrictions around the appliances prevented inspection of the dryer vent or connector.

**1: Maintenance**

**🔧Maintenance Item**

Cleaning upon move-in and / or periodic cleaning of the vent is recommended to include the backdraft damper, vent pipe and dryer. Informational: Lint is a combustible material.

Recommendation: Contact a qualified professional.

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

**1: Redirect H2O**

**🔴Recommendation**

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Water spray from the sprinkler system should be redirected where necessary away from the structure to decrease the possibility of damage.

Recommendation: Contact a qualified professional.



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**2: Zones Not Labeled**

🟡 Recommendation

The sprinkler system zones are not labeled.

Recommendation: Contact a qualified professional.