



RCI PROFESSIONAL INSPECTIONS

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RCI PROFESSIONAL
INSPECTIONS, P.C.
INTERNACHI CERTIFIED



RESIDENTIAL INSPECTION

17707 Champion Forest Dr
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PROPERTY INSPECTION REPORT FORM

Will Washington <i>Name of Client</i>	05/15/2025 9:00 am <i>Date of Inspection</i>
17707 Champion Forest Dr, Spring, TX 77379 <i>Address of Inspected Property</i>	
Tyler Roberts, Andrew Gordon <i>Name of Inspector</i>	TREC #24422, TREC #26487 <i>TREC License #</i>
Leslie Brush # <i>Name of Sponsor (if applicable)</i>	21684 <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Client, Buyer Agent

Type of Building : Single Family, Attached Garage

Occupancy/Utilities: Vacant, Obstructions/Stored Items Present -

It is not uncommon for occupied/unoccupied homes to have some interior and exterior walls and windows in house/garage obscured from view and inspection structurally and mechanically due to wall covers, stored items, debris, window treatments, boxes, clothing, and furnishings, etc.

Building Square Footage: 4501-5000 sqft

Year Build:

1985 (40 years)

Weather Conditions: Clear

Temperature:

90°

Important Information / Limitations :

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.

- Mold/ Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.
- Presence of Lead based paint/ Asbestos are NOT included with this report, it is beyond the scope of this inspection at the present time.

- Deficiencies are defined by the TREC Standards of Practice.
- If we made a recommendation for further evaluation, that evaluation should be performed prior to the end of your contingency period.
- Comments may be provided by the inspector whether or not an item was deemed deficient (i.e. maintenance, information, etc.)
- Photographs provided as a convenience, and are representative of issues and may not depict all occurrences of a condition. All questions in regard to this report should be directed to inspector.
- Please keep in mind, just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC requires us to mark some items deficient for safety reasons as codes change over time for new construction.
- It is not uncommon for occupied/unoccupied homes to have some interior and exterior walls and windows in house/garage obscured from view and inspection structurally and mechanically due to wall covers, stored items, debris, window treatments, boxes, clothing, and furnishings, etc. Recommend visually rechecking interior and exterior walls and electrical/plumbing for defects or deficiencies when home is vacated and or obstructions are removed.

Inspection Categories

This report contains three different categories of concerns that are noted during the inspection. Regardless of the category, all of the items should be reviewed by qualified professionals. The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category are in need of a repair by a qualified individual, should be evaluated prior to closing (if this inspection is part of a real-estate transaction), and should be taken into consideration in relation to your interest in the home. Items are placed in one of the following categories based on observations at the time of the inspection and the inspector's opinion and honest conviction.

Low Level Repair

Items listed in this category are relatively minor in nature. They may be common for the age of the home and noted as an informative item, may include wear-and-tear items commonly found in occupied homes, and/or repairs appear to be inexpensive to address and are likely to be uncomplicated, etc.

Concern

Most defects will fall under this heading. Items in this category will be considered defective, in need of repair or replacement, show obvious signs of concern and damage, and/or may require additional repairs that are not visible, etc.

Special Attention

These are items that are considered to be of greater significance based on the likelihood that repair costs may be expensive, items may be causing immediate damage to the structure or a component, health and/or safety may be at risk, and/or a system may be not-operable, etc.

WDI report :

A Wood Destroying Insect (WDI) report prepared by Pest Inspection Network, Inc. TPCL #783068 210-559-3929 , will be delivered under separate report to client.

Pool/spa report:

A Pool and Spa Inspection report prepared by Prime Pool Service, 24830 Wilderness Rd Spring, TX 77380 (832) 808-4403, will be delivered under separate report to client.

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation:: Concrete Slab-on-grade

Foundation Performance:

The slab foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. Slab integrity appears stable, and slab appears to be performing as intended at the time of the inspection.

The inspector is not a professional engineer and is giving an opinion as mandatory. Therefore, the opinions expressed are ones of apparent conditions and not absolute fact and are only good for the date and time of this inspection. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.

Specific Limitations:

The inspector is not required to:

- (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;*
- (B) provide an exhaustive list of indicators of possible adverse performance; or*
- (C) inspect retaining walls not related to foundation performance.*

The foundation performance opinion stated neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Any foundation elevation map/graph/measurement readings provided to assist with determining the performance of the foundation may not be to scale and does not accurately reflect every detail of the foundation. The elevations are used for information purposes only and should not be used for serious negotiations. The Inspectors are not qualified professional engineers and are not attempting to imitate one. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Areas with high soil or covered by vegetation, concrete, wood can limit inspection of exterior foundation wall(s).

B. Grading and Drainage

Drainage Note:

Water standing adjacent to a foundation can be a source of foundation problems when the soil swells as the moisture is absorbed. Any areas that could hold water next to the foundation during periods of rain or watering should be corrected to drain water away from the foundation beam. Flower beds built next

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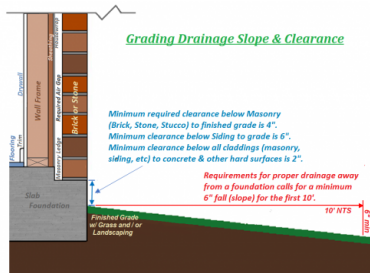
to a foundation that trap water next to the foundation are a common problem and should be avoided if possible.

1: Improper grade slope

🟡Concern

Front Right, Front, Rear

Requirements for proper drainage from a foundation calls for a minimum 6" slope for the first 10 feet of grading. Drainage should be improved to prevent foundation movement.



2: Heavy vegetation/overgrowth

🚩Special Attention

Front

Excess overgrowth of vegetation can obstruct the drainage of water away from the home. Drainage around the home should be improved to prevent foundation movement.

Recommendation: Contact a qualified landscaping contractor

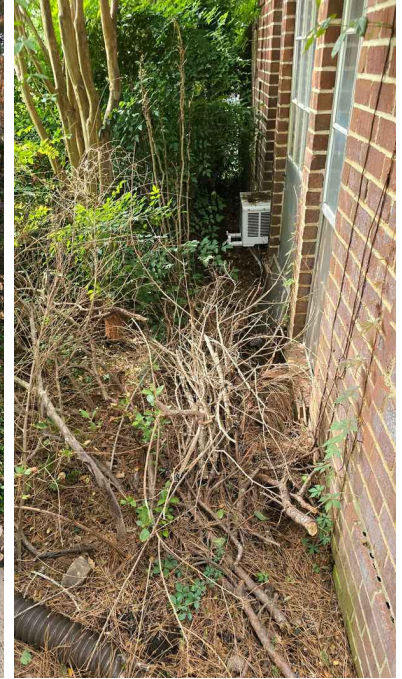
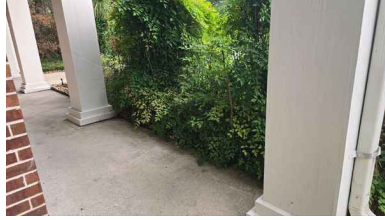
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3: High soil/grade levels

🚩Concern

Front, Left

High soil/grading near, or at the foundation line can allow moisture to seep into the structure. It can also be conducive to wood destroying insects. Under today's building standards there should be at least 3-4" of foundation visible below masonry veneer and 4-6" of foundation visible below siding veneer.



4: Drainage block/conduit missing

🚩Concern

Front Right, Front

Install splash blocks or diverter tubes to prevent erosion of soil and divert water at least 5' from foundation at downspouts to reduce differential movement.



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I	NI	NP	D
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5: Damaged gutter

🟡 Concern

Front

Repair/replace any damage gutters and downspouts, as needed.



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I	NI	NP	D
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6: Loose gutter

🟡 Concern

Front

Repair any loose gutters and downspouts, as needed.

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I NI NP D



7: Improper gutter slope

🟡 Concern

Front Right, Front, Rear

Gutters should have a slope of half inch for every 10 feet to a downspout. Repairs are needed to prevent gutter leakage and ensure proper drainage.



C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingle -

Viewed From: Ground with drone, Ground with binoculars

Roof Covering Comments:

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. The inspection of this roof may show it to be functioning as intended or to have deficiencies that should be addressed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

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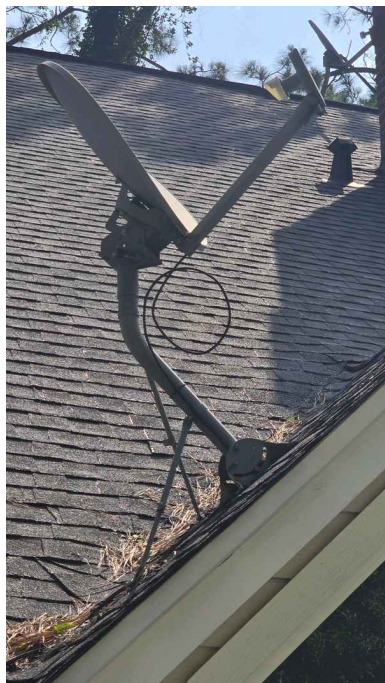
D=Deficient

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Areas of the roof covering may be not accessible due to the conditions of the steep pitch, roof height or wet surfaces.

Satellite dish:

Satellite dish is attached to the roof by screwing the bracket directly through shingles and into the roof sheathing. This type of attachments is known to cause leaks if the sealant around the screws are not maintained. Recommend re-sealing as a preventative measure.



1: Poor condition- needs further review

▲Special Attention

Roof covering exhibited damage that will affect performance. A qualified roofer is needed for further evaluation and estimate for repairs/replacement.

- Multiple areas of damaged shingles.
- Excessive granule loss at the shingles was observed.
- Multiple plumbing boots were observed damaged, with related water damage in the primary bathroom.
- Heavy tree presence along the left side of the home with evidence of damage at the shingles.

Recommendation: Contact a qualified roofing professional.

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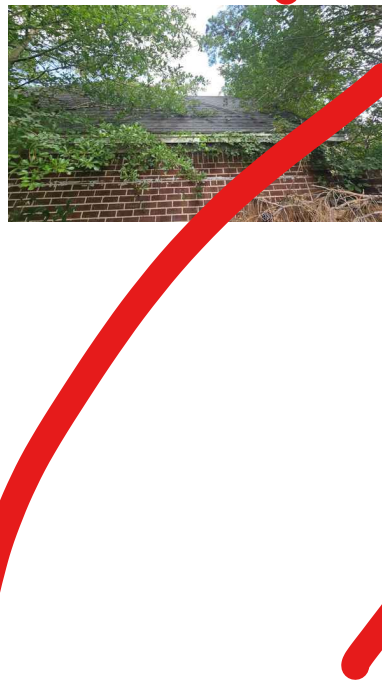
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2: Damaged flashing

🟡 Concern

Front Right

Flashing should be free of any damage and repaired to lie flat.

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3: Lifted flashing

🟡 Concern

Front Right, Rear

Any areas of lifted flashing should be repaired to lie flat.

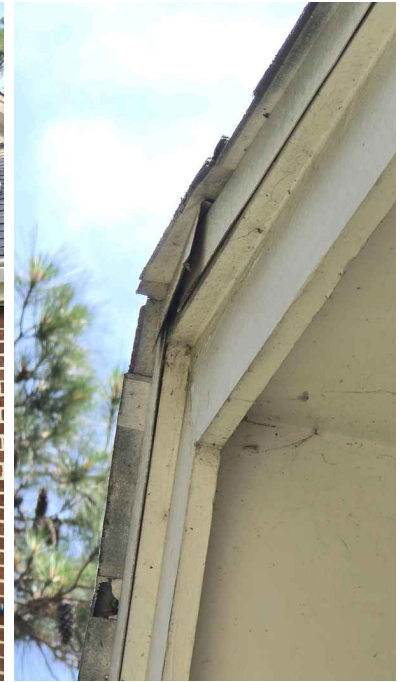
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4: Damaged skylight

🟡 Concern

Primary Bathroom

Damaged/cracked skylight needs repair/replacement to prevent water leaks.

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D. Roof Structures and Attics

Roof Structure Viewed From: Attic Entrance

Attic Framing/ Attic Insulation: Rafters and joists, Blown

Attic Ventilation : Soffit vent, Ridge vent, Static vent

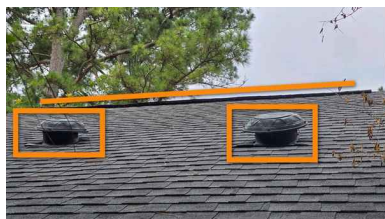
Specific Limitations:

Not all areas of the attic space were readily accessible due to service equipment, low clearance, and insulation.

1: Two different outtake vents

🟡Concern

Having two different styles of exhaust vents installed can short circuit the attic ventilation system (cancel each other out) and cause inefficient airflow and weather infiltration.



E. Walls (Interior and Exterior)

Exterior cladding material: Brick, Wood

Stucco/EFIS Information :

Determining if the stucco application and underlying conditions are proper, cannot be determined by a visual inspection alone. This is beyond the scope of a home inspection. Even the type of system can sometimes be hard to identify due to builders and siding applicators using “custom” techniques. In some cases stucco systems may allow moisture to penetrate the exterior and become trapped, creating latent problems. An adequate stucco application cannot be verified by a visual inspection. We recommend that you consult a certified stucco specialist to further evaluate your stucco system; determine if the architectural details are correct; and test for the possibility of moisture intrusion. For a list of EDI Certified Stucco Inspectors and Specialists, go to:

<https://exteriordesigninstitute.org/find-a-professional/>

Walls painted:

Home appears to be freshly painted at some or all areas. This can conceal defects and evidence of current or previous problems with home.

1: Elevated moisture meter readings

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▲Special Attention

Half Bathroom, Utility

Moisture meter readings were taken, and areas indicate elevated moisture measurements. This should be further investigated and repaired.

Recommendation: Contact a qualified professional.



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2: Wood Deterioration

⚠️ Concern

Front, Rear

All damaged areas should be repaired, as needed.



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3: Missing brick support

🟡 Concern

Right

Brick wall projects over the foundation. If the brick over hangs by more than 1/3 the width of the brick, additional support under the brick is necessary.

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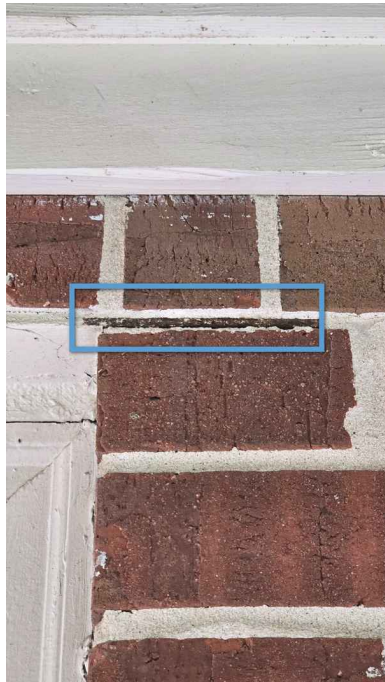


4: Exposed lintel

Low Level

Front

Exposed lintel (supports for the masonry) should be sealed/patched over to prevent corrosion.



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I NI NP D



5: Weep holes missing

Low Level

Front, Right

Weep holes are required at maximum of 33" spacing above any lintels for drainage system to keep water from building up behind the masonry, and for adequate wall ventilation.

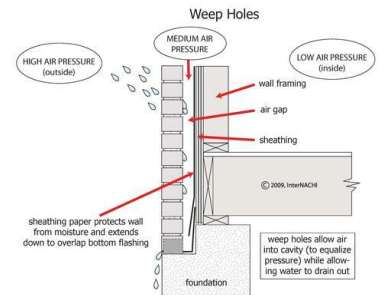


6: Weep holes missing

Low Level

Front

Weep holes are required at the lower course of masonry walls at a maximum of 33" spacing for drainage system to keep water from building up behind the masonry, and for adequate wall ventilation.



7: Missing Mortar

Low Level

Front Right, Front

Repair any areas where mortar is missing at exterior walls.

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8: Caulking repairs at wall penetrations

🔧 Low Level

Front Right, Front, Rear

Seal around wall penetrations where missing.

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I	NI	NP	D
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I NI NP D



9: Caulking repairs at siding

Low Level

Front

Seal siding/trim at separations or where missing.



10: Painting repairs needed

Low Level

I=Inspected

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I NI NP D

Front

Siding needs to be painted where exposed to prevent deterioration.

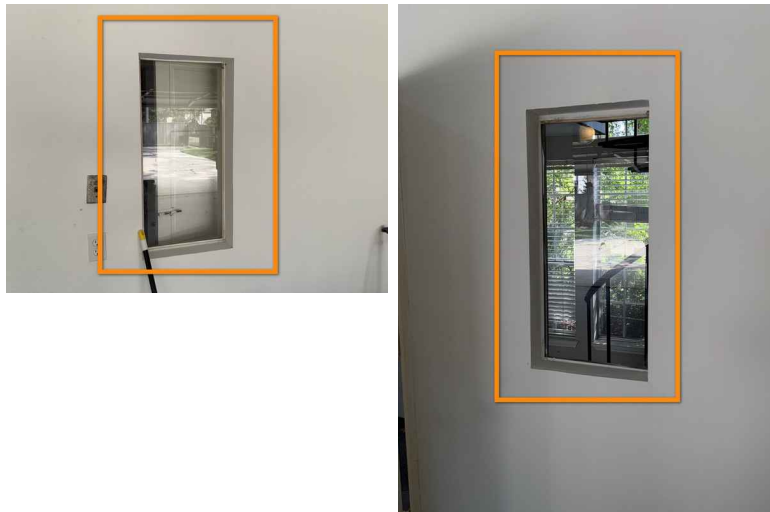


11: Missing firewall in garage

🟡Concern

Garage

Area of garage wall is missing required fireblocking protection.



12: Missing drywall

🟡Concern

Living Room

Drywall was observed missing in areas.

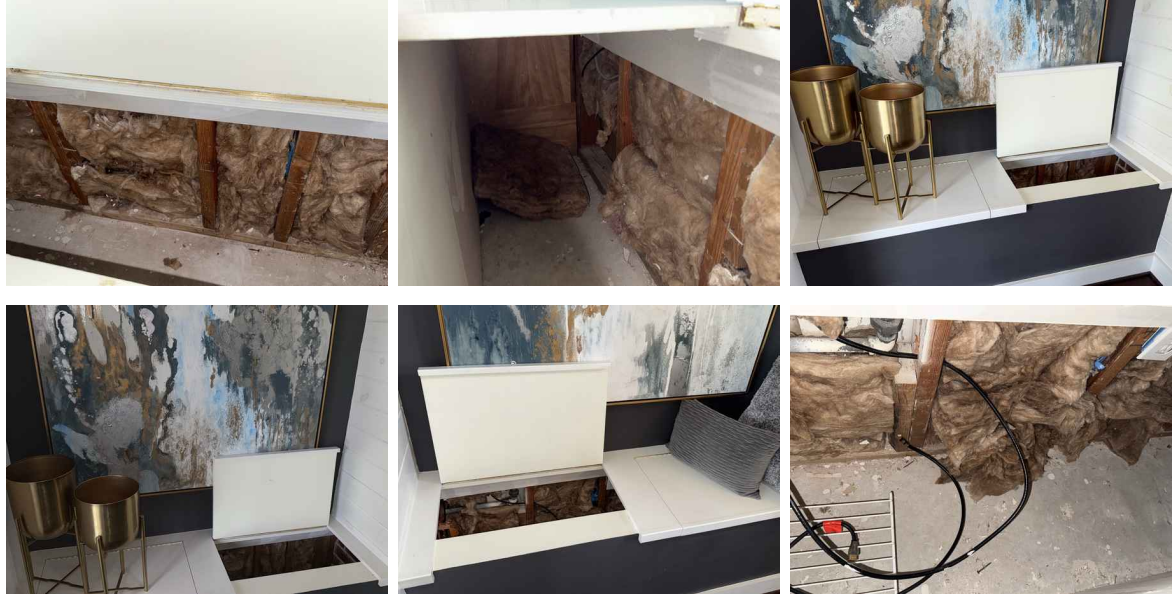
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G. Doors (Interior and Exterior)

Door Note:

It is common in the course of climatic changes that some doors in the home may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structurally related issues.

Recommend having all locks re-keyed after closing.

Doorstops should be installed where missing at any exterior and interior doors to prevent damage.

1: No self-closing hinges

🟡Concern

Openings between the garage and residence should be equipped with a self-closing hinges for fire and carbon monoxide safety.

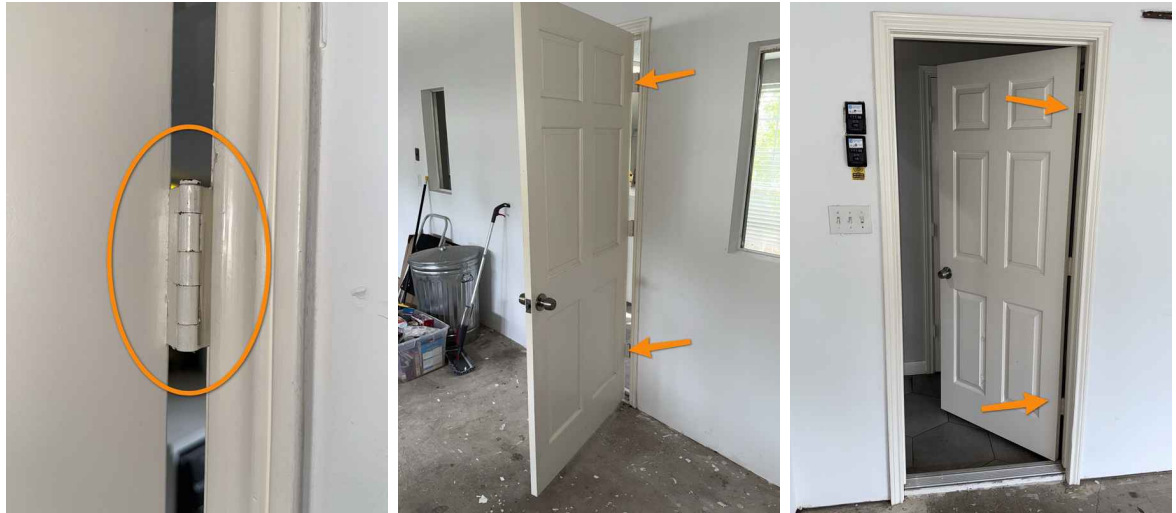
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2: Double key deadbolt

🔴Concern

2nd Level Front Patio Doors

Double key deadbolt locks are considered an impediment to emergency egress for fire safety and/or escape. Recommend replacing it with single cylinder deadbolt.



3: Broken glass

🔴Concern

Rear

Glass pane is broken at exterior door.

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I NI NP D



4: Binding door

Low Level

Breakfast Area Exterior, Rear Exterior, Living Room, Balcony, Front Left Bedroom, 2nd Level Left Bathroom

Adjust and/or repair door to align and not bind.



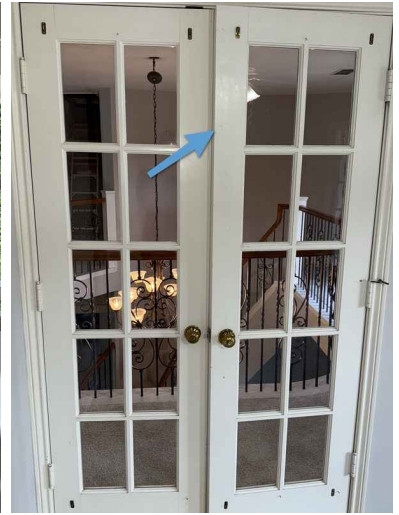
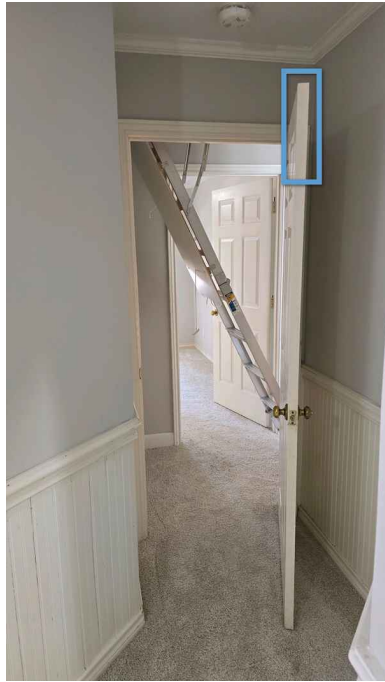
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5: Missing fasteners at hinges

🔧 Low Level

Front Exterior

Install fasteners at door hinges where missing.

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6: Damaged door

🔧 Low Level

Primary Bedroom

Damaged door is in need of repair.

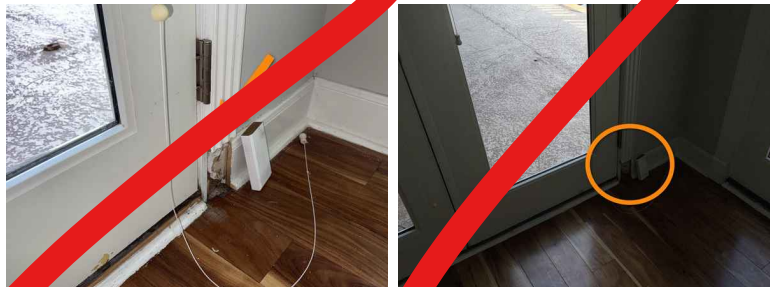


7: Missing trim

🟡 Concern

Primary Bedroom

Several doors are missing trim around the frame. Repairs are recommended to complete the door installation.



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I	NI	NP	D
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F. Ceilings and Floors

1: Water damage at ceiling

🔧 Low Level

Breakfast Area

Area tested dry at the time of the inspection. Client should routinely monitor area for worsening of staining or other changes. Client is advised to consult seller to determine the source of staining and verify repairs have been made.



2: Damaged tiles

🔧 Low Level

2nd Level Right Bedroom Bathroom 2nd Level Left Bathroom

Broken/cracked tiles were observed.

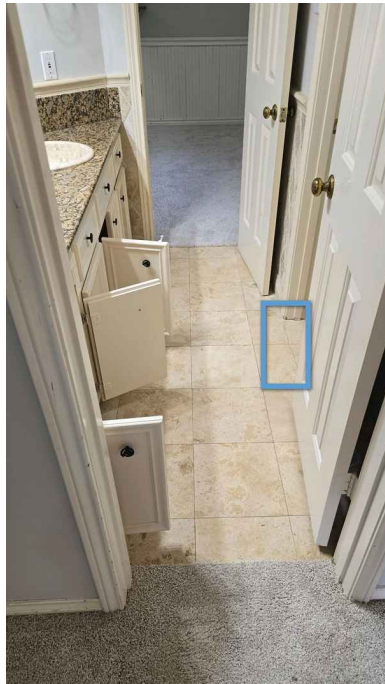
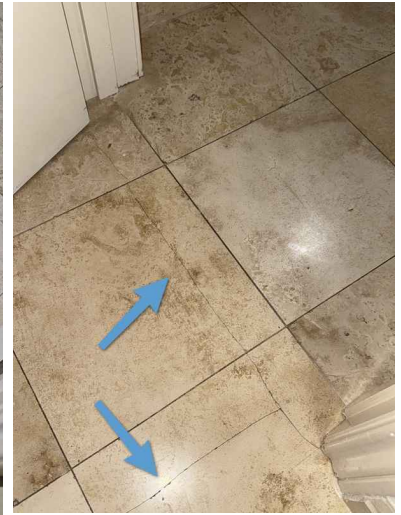
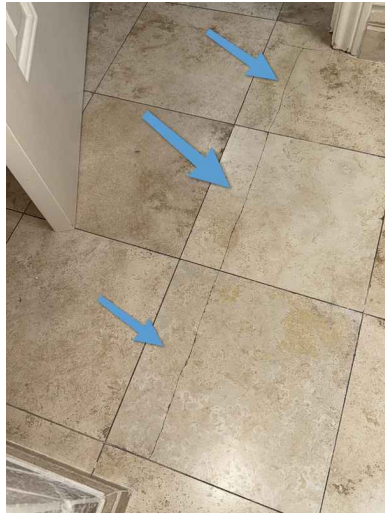
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3: Garage floor cracking

Low Level

Garage

Some cracking of the garage concrete floor was observed. This is can be caused from normal settlement and should be monitored for any further movement.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



H. Windows

Windows: Single pane, Single pane, Double pane -

Double pane windows: Signs of lost seals in their thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of the inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.

1: Seal window frames

🟡Concern

Front Right, Front

Seal around exterior window frames to prevent water intrusion, as needed.

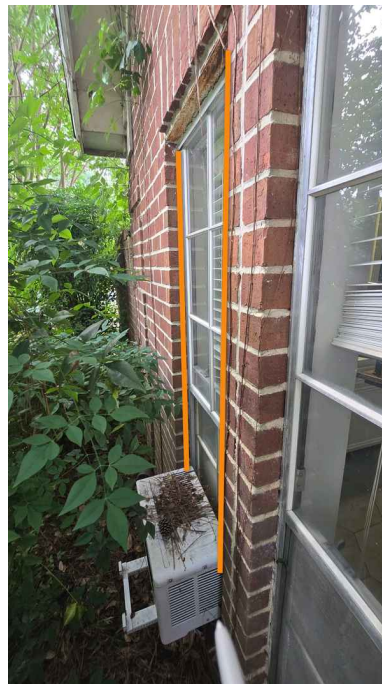
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: Discoloration/fogging between panes

🟡 Concern

Front, Rear

This occurs when the seal between the glass panes is broken or when the desiccant inside the window is saturated. With double pane windows, the insulating air space in between the glass panels maintains consistent temperature and reduces heat lost.

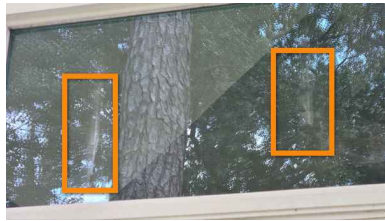
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



3: Damaged/missing window trim

🟡 Concern

Front

Exterior vinyl window trim is damaged/missing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Broken glass pane

🟡Concern

Utility

Broken glass window pane is in need of replacement.



5: Broken spring balance(s)

🟡Concern

Primary Bedroom

A broken spring balance can cause a window to not operate smoothly and/or to not hold an open position. Repairs are needed.

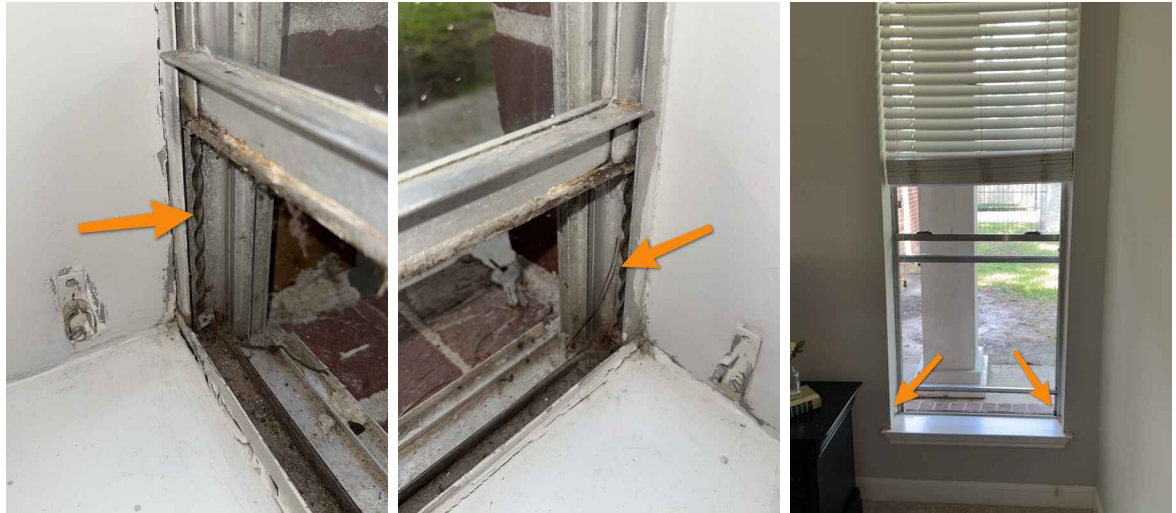
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I. Stairways (Interior and Exterior)

1: Railing openings greater than 4"

🟡Concern

Client should be aware that the distance between guard railing balusters is greater than 4", as currently allowed for child safety.



J. Fireplaces and Chimneys

Fireplace Type: Gas, Wood burning

Hearth Material: Tile

Fireplace Note:

The inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap have been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in-use conditions could have not been evaluated. We recommend

I=Inspected

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D=Deficient

I NI NP D

a complete fireplace inspection by a qualified fireplace professional before operating the fireplace with either gas or solid fuel.

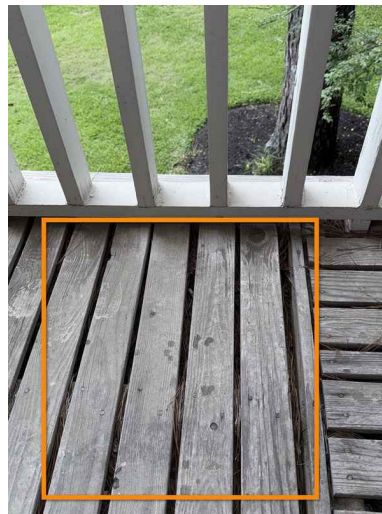
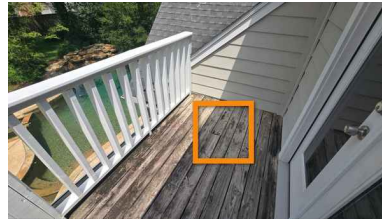
K. Porches, Balconies, Decks, and Carports

1: Loose step board

🟡Concern

Front balcony, Rear balcony

Any loose step boards should be repaired for safety.



2: Improper slope

🟡Concern

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Front, Rear

The required slope for concrete flatwork is a minimum of 1/4" per foot, away from the structure.



3: Driveway cracks/deflections

🟡 Concern

Rear

The driveway is not considered a structural component of the home, but it is recommended to be repaired to prevent possible tripping hazards.



4: Flatwork deflections

🟢 Low Level

Front Exterior

The concrete flatwork is not considered a structural component of the home, but it is recommended to be repaired to prevent possible tripping hazards.

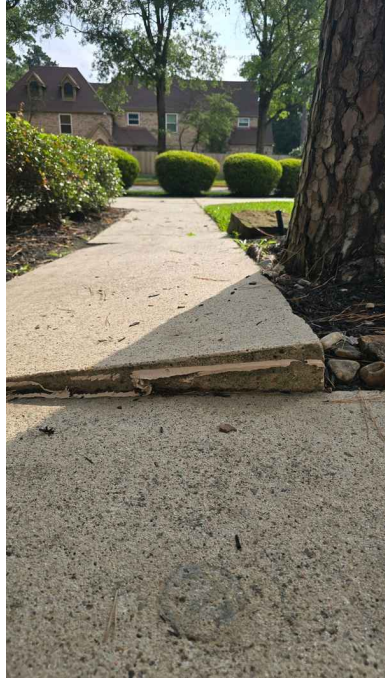
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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L. Other

Exterior Shed:

The rear storage shed is detached with no electrical or plumbing and excluded from the inspection. (per TREC standards of practice)



1: Leaning column

🟡 Concern

Portion of the driveway gate enclosure is leaning and missing bricks. Repairs are needed for stability.

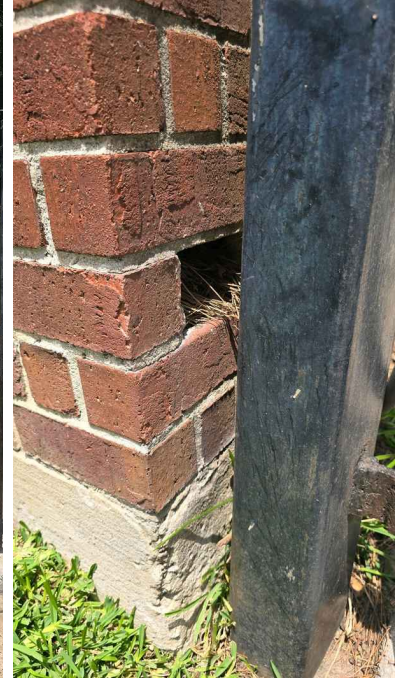
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Drop: Overhead

#1 Main Service Panel, Service Size, Service Conductors: 200 AMP, Federal Pacific, Federal Pacific, 200 AMP, Aluminum Service Conductors
Primary Bedroom Closet



#1 Sub-Panel, Service Size, Service Conductors: GE

Right Exterior

Grounding System: Second Grounding Rod Not Located, Present -

A second grounding rod 6' from 1st rod and bonded to 1st rod, or a Ufer ground can serve as this second electrode, is currently required (since 2011 NEC).

Specific Limitations:

Inspector will not operate breakers/circuits to verify function, or turn on any breakers in the off position.

Only accessible components of the electrical system are inspected. This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. All electrical repairs listed in report or otherwise noted during estimate of repairs should be made by a qualified licensed electrical contractor, as per code and safety.

AFCI circuits not tested:

If the property (home) is currently occupied at the time of the inspection any AFCI circuits/breakers present will not be tested, per TREC Standards of Practice.

Exterior gas generator:

Exterior auxiliary gas generators and components are not inspected by this company and are beyond the scope of a standard home inspection. Recommend client have the unit properly inspected by an appropriate professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1: Tree limbs at service wires

🟡Concern

Rear

Tree limbs in contact with the service lines and needs to be trimmed back.



2: Neutral and ground wires bonded

🟡Concern

Sub Panel 1

I=Inspected

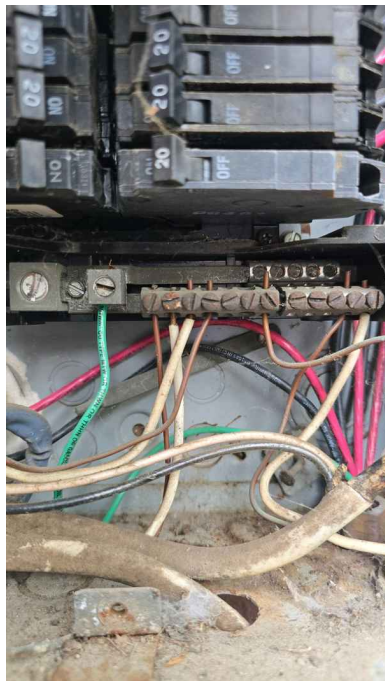
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Neutral and ground wires should not be bonded in the sub-panel and need to be separated on each dedicated buss bars.



3: Federal Pacific panel present

▲Special Attention

Primary Bedroom Closet

These panel boxes and breakers are no longer being made and have a reputation of breakers not tripping in the event of an overload. Additional dangerous situations such as live current passing through breakers that appear to be tripped and other issues have been well documented. Recommend upgrading the panel box and breakers. Regardless of the decision to upgrade, I recommend further evaluation of the panel and breakers by a licensed electrician. Part of this evaluation will involve removing the breakers to check for arcing which is beyond the scope of this inspection. For more information about Federal Pacific (Stab-Lok) products, visit http://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Anti-oxidant paste missing

🔧 Low Level

Aluminum feeder wires should have anti-oxidant paste applied at the main lugs. This is a common problem found with aluminum connections in the service panels inspected; recommend contacting a licensed electrician for opinion.



5: Damaged panel/cover

🚩 Concern

Sub Panel 1

Panel shows signs of excessive exposure and rust damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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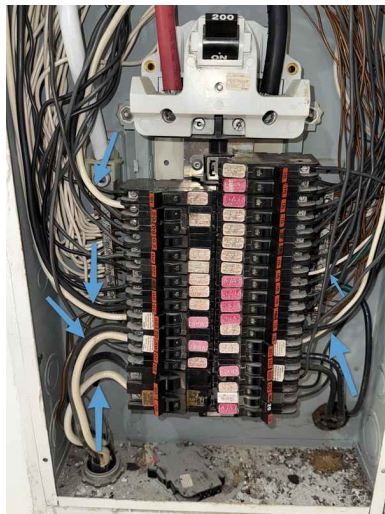


6: Label white 240V wires

🔧 Low Level

Main Panel

Some white insulated wires are being used as "hot" at 240-volt circuits. This is a common wiring practice, but the white insulated "hot" wire should be permanently identified to indicate its use as hot.



7: Double tapped neutrals

🚩 Concern

Main Panel

Neutral wires are double tapped on the neutral bus bar, however no open screws are available.

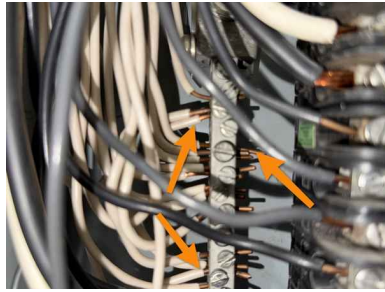
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



8: Breakers need labeling

🔧 Low Level

Main Panel, Sub Panel

All breakers need full and correct labeling as to function in panel.



9: Cover missing

🚩 Concern

Sub Panel 1

Blank cover(s) should be installed at any knockout opening for safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

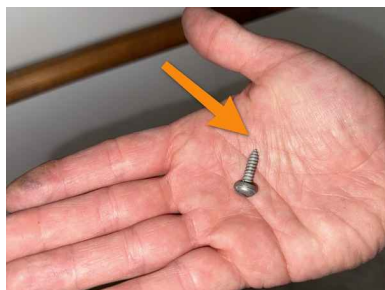


10: Pointed screws

⊖ Concern

Main Panel

Blunt end screws should be installed in place of pointed end screws to secure cover for safety.



B. Branch Circuits, Connected Devices, and Fixtures

Branch Wiring: Copper, Copper

Smoke and Carbon Monoxide Alarm Note:

Under current building standards, there should be a smoke alarm located in each sleeping area and outside of each separate sleeping area in the immediate vicinity of the sleeping areas, and on each additional story of the dwelling, including basements but excluding crawlspaces and uninhabitable attics.

Under today's building standards: carbon monoxide alarm should be installed outside each separate sleeping area in the immediate vicinity of the sleeping rooms when either of the following conditions exist:

(1) fuel fired appliance are installed in the dwelling; or

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

(II) an attached garage with an opening into the dwelling unit.

When more than one alarm is required to be installed within an individual dwelling unit the alarm devices should be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm should be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

GFCI Note:

Under current electrical standards ground-fault circuit protection devices are required at the following locations: kitchen countertops, bathrooms, bars, utility/laundry rooms, dishwasher, indoor damp and wet locations, outdoors, crawlspace, basements, garage, accessory buildings, 6 feet with the edge of a sink, tub, shower, and electrically heated floors. The lack of this protection is a recognized hazard. Ground-fault circuit interrupting devices are designed to protect people against electrical shock.

AFCI Note:

Under current electrical standards arc-fault circuit interrupting devices are required at the following locations; kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry area, or similar rooms or areas. The lack of this protection is a recognized hazard. Homes not equipped with arc-fault circuit interrupting devices are not required to convert to them but doing so protects from electrical fires.

Specific Limitations:

GFCI protected receptacles that are supplying, or may be supplying any large freezers, deep freezers, and/or refrigeration units are not tested. Exterior soffit or roof eave receptacles are not tested.

Only accessible components of the electrical system are inspected. This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. All electrical repairs listed in report or otherwise noted during estimate of repairs should be made by a qualified licensed electrical contractor, as per code and safety.

Low voltage systems not inspected :

Low voltage systems are not inspected by this company and are not a part of a standard home inspection. Please contact a qualified professional for review.

Texas Real Estate Commission: General Provisions 535.227 : Automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security alarms or data distribution systems, solar panels or smart home automation components.

1: AFCI protection missing

● Concern

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

All current code locations -

AFCI protection for receptacle outlets and switches is not installed at all living areas where currently required. Recommend installing AFCI protection where missing.

Under current electrical code arc-fault circuit interrupting devices are required at the following locations: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas.

2: GFCI protection missing

⚠️Concern

Exterior, Kitchen countertops, Utility area, Garage -

Not all receptacle outlets at home were GFCI protected where currently required. Recommend installing GFCI protected receptacles where missing.

Under current electrical code ground-fault circuit protection devices are required at the following locations: kitchen countertops, bathrooms, bars, utility/laundry rooms, dishwasher, exterior, crawlspace, basements, garage and accessory buildings.

3: Receptacle not operable

⚠️Concern

Rear, 2nd Level Front Right Bedroom

Receptacle outlet was not operable and in need of repair/replacement.



4: Damaged/missing exterior cover

⚠️Concern

Front

I=Inspected

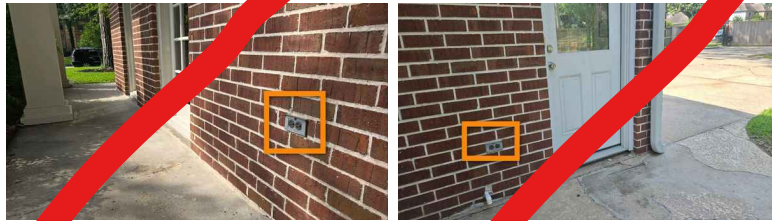
NI=Not Inspected

NP=Not Present

D=Deficient

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Install currently approved weatherproof receptacle outlet covers when damaged or missing.



5: Burnt out bulb

Low Level

Rear

Replace bulb(s) at fixture and recheck for proper operation.



6: Missing bulb

Low Level

Bathroom Closet

Install light bulb at fixture where missing.



7: Light flickering

I=Inspected

NI=Not Inspected

NP=Not Present

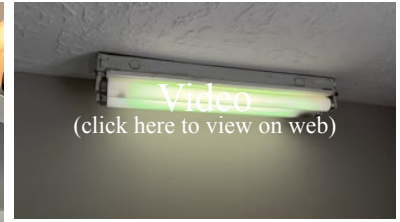
D=Deficient

I NI NP D

Concern

Utility, Garage

Possible cause could be a loose connection at the fixture. This should be further investigated and repaired.

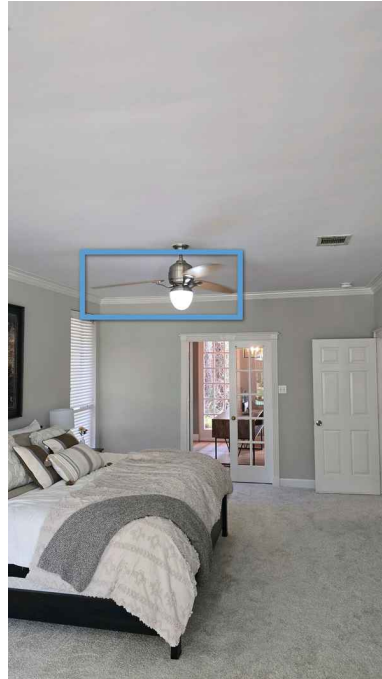


8: Unbalanced ceiling fan(s)

Low Level

Rear, Living Room

Ceiling fan is needing balancing at blades.



9: Exposed wire splices

Concern

Attic

Exposed wire splices should be installed in a junction box and/or capped.

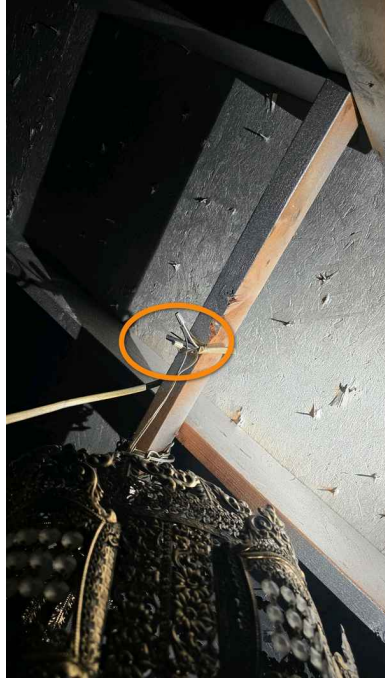
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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10: Missing conduit

🟡 Concern

Right Exterior

Conduit is missing at wiring to protect from damage and elements.



C. Other

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Heating Types/Energy Source: Central, Gas -

The furnace units are tested using normal operating controls. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. The thermostat(s) are used to operate the unit(s). As with all mechanical equipment, the units can fail at any time without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. If the units have not been serviced in the last year, recommend a complete system check by a licensed HVAC technician.

*Unit #1 Manufacture Information: Supplying Level 1 -
Manufacture: Trane*

BTU: 65,000

Age: 2005

Average life spans for HVAC appliances are 15-20 years and may be extended if proper maintenance and repair procedures were followed. Recommend further evaluation by a licensed HVAC professional. Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

Right Attic



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

I NI NP D

Unit #2 Manufacture Information: Supplying Level 2, Supplying Level 2 - Manufacture: Trane

BTU: 100,000

Age: 2012

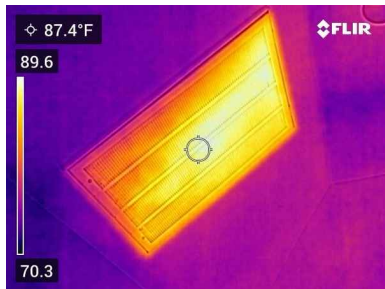
Heater unit appears to have proper temperature raise at registers to heat sufficiently at this time.

Average life spans for HVAC appliances are 15-20 years and may be extended if proper maintenance and repair procedures were followed. Recommend further evaluation by a licensed HVAC professional. Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

Left Attic



Supply



Return

1: Unit not operable
Special Attention
Unit 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Heating unit was not operable when tested at the thermostat and is in need of evaluation by a licensed HVAC professional. Gas valve was open at the time of the inspection.

Recommendation: Contact a qualified HVAC professional.



2: Improper exhaust clearance

🟡Concern

Unit 1

Heater exhaust flues should have clearance of a minimum of 1" to all building material for fire safety, per manufacturers specifications.



3: Flex line entering into cabinet

🟡Concern

Unit 1

Gas piping entering the heater cabinet should be of rigid, hard pipe material to protect against damage.

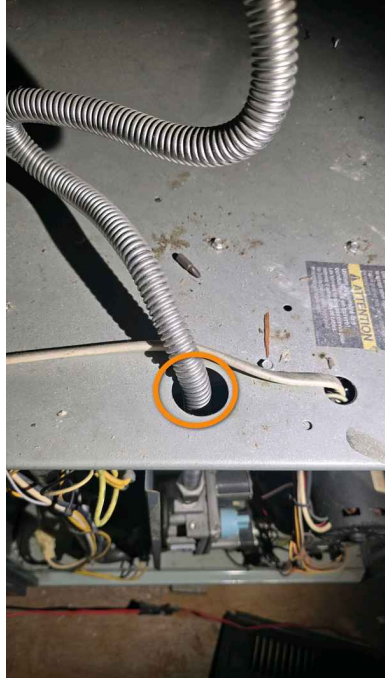
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Cooling Equipment

Cooling Types: Central -

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 22 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

When the supply ducts in the attic travel very long distances, lower temperature drops can be anticipated between the return air register and the supply registers because of heat gain over the length of the air ducts. Sharp bends in the ducts can reduce air flow and result in warmer supply air temperatures. The temperature drop can vary with the type and size of the cooling equipment, outdoor air temperature and the blower speed. Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a full system evaluation of the cooling system such as testing the system with pressure gauges, a licensed HVAC technician should be called.

Unit #1 Manufacture Information: Supplying Level 1 - Condenser

Manufacture: Carrier

BTU: 60,000

Age: 2011

Evaporator Coils

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

I NI NP D

Manufacture: Carrier

Age: 2011

A/C unit appears to have proper temperature drop across coil and/or to rooms at registers to cool sufficiently at this time.

Supply Air Temp: 56°F Return Air Temp: 73°F Temp. Differential: 17°F

Average life spans for HVAC appliances are 15-20 years and may be extended if proper maintenance and repair procedures were followed. Recommend further evaluation by a licensed HVAC professional. Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

Right Exterior



Supply



Return

Unit #2 Manufacture Information: Supplying Level 2, Supplying Level 2 -

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

I NI NP D

Condenser

Manufacture: Lennox

BTU: 48,000

Age: 2024

Evaporator Coils

Manufacture: Lennox

Age: 2025

A/C unit appears to have proper temperature drop across coil and/or to rooms at registers to cool sufficiently at this time.

Supply Air Temp: 55°F Return Air Temp: 73°F Temp. Differential: 18°F

Average life spans for HVAC appliances are 15-20 years and may be extended if proper maintenance and repair procedures were followed. Recommend further evaluation by a licensed HVAC professional. Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

Right Exterior



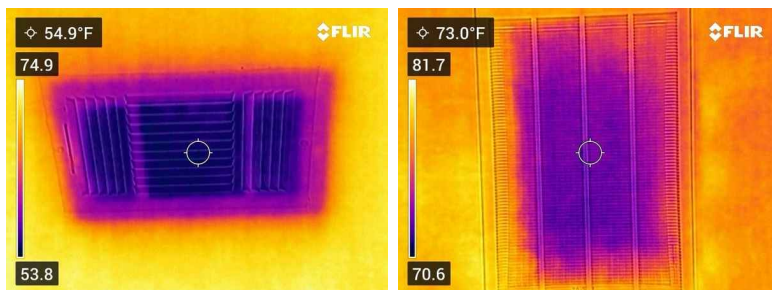
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Supply

Return

Unit #3 Manufacture Information: Supplying Utility -
 Manufacture: Midea

Window unit appears to have proper temperature drop to cool sufficiently at this time.

Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

Utility



Unit #4 Manufacture Information: Supplying 2nd Level Garage Loft -
 Manufacture: GE

Window unit appears to have proper temperature drop to cool sufficiently at this time.

Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1: Exposed main drain line

▲Special Attention

Unit 2

The exposed main condensation drain line in attic space has condensation and causing water damage. Repairs are needed.

Recommendation: Contact a qualified HVAC professional.



2: Damaged insulation at exterior

⊖Concern

Damaged insulation at the return condenser line should be replaced to prevent energy loss.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- C. Duct Systems, Chases, and Vents**
Type of Duct Material: Flex, Metal
Specific Limitations:
Visually inspection of the duct work system.

- D. Other**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Exterior



Location of Main Water Supply Valve: Front Exterior



Static Water Pressure: 60-70 PSI

I=Inspected

NI=Not Inspected

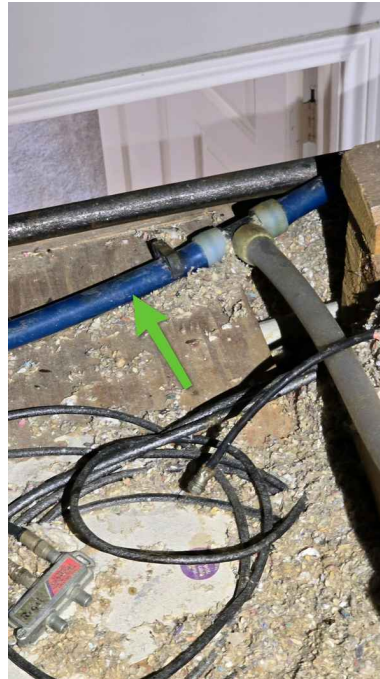
NP=Not Present

D=Deficient

I NI NP D



Type of Supply Piping Material: PEX, PEX, Copper, Galvanize Steel - Visually accessible piping material reported.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Galvanized Piping Note:

Some or all of the water distribution pipes were observed galvanized steel. These pipes are outdated and subject to corrosion which will eventually result in restricted flow and leakage and will need to be replaced.

Plumbing Note:

All plumbing repairs listed in report or otherwise noted during estimate of repairs should be made by a qualified licensed plumbing contractor, as per code and safety.

The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include time of day and demand on the system including use of dishwasher, clothes washer, irrigation systems, etc. Acceptable pressure is between 40 and 80 psi. Plumbing fixtures may not be operated if appliances or timers were connected to them, or if operating the fixtures may cause water spillage. Typical fixtures that may not be operated were clothes washer connections and refrigerator ice-maker connections.

Specific Limitations:

Inspector will not open any valves that are closed, or have been winterized at the time of the inspection. The condition of plumbing materials in inaccessible areas such as hidden, obstructed, underground gas, water supply or drain/waste/vent piping was not determined. Operations of safety/shut off valves is not included as part of this inspection.

Operations of safety/shut off valves is not included as part of this inspection.

1: Toilet leaking

▲Special Attention

2nd Level Right Bedroom Bathroom

Toilet is loose and leaking at the base indicating wax ring failure. Repairs are needed.

Recommendation: Contact a qualified plumbing contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Loose fixture

🟡Concern

Primary Bathroom

Loose fixture needs to be better secured at the countertop.



3: Seal shower/tub walls

🟡Concern

Primary Bathroom, 2nd Level Left Bathroom

Caulk/seal any cracks/separations at shower or bathtub walls to prevent water damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Insulate exposed piping

⊖ Concern

Rear

All exposed water supply lines at exterior and/or attic space should be insulated to protect against freezing.

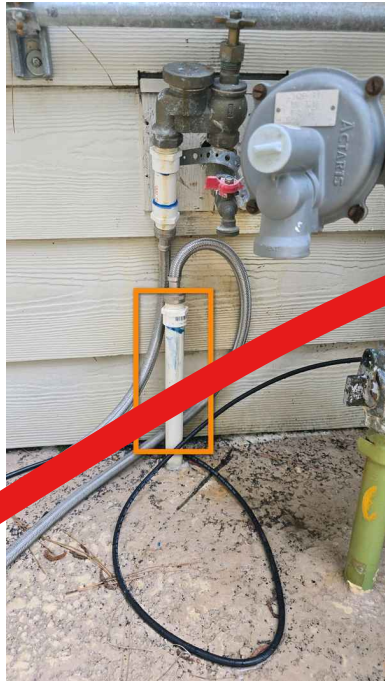
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NI=Not Inspected

NP=Not Present

D=Deficient

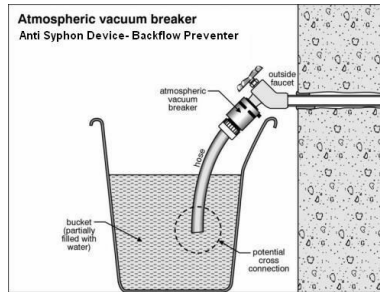
I NI NP D



5: Missing Anti-siphon valve(s)

Low Level

Anti-siphon valves are required at the hose bibs.



6: Loose tub

Concern

Primary Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The freestanding bathtub is not properly secured to the floor. This lack of stability could lead to safety hazards and improper drainage. Repairs are needed.



☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Specific Limitations:

Overflow drain lines at plumbing fixtures are not included as part of this inspection.

1: Drain line leak

▲Special Attention

2nd Level Game Room

Leakage was observed at drain line. Repairs are needed.

Recommendation: Contact a qualified plumbing contractor.



2: Improper flex drain line

⊖Concern

Primary Bathroom

Flex drain lines are not allowed by plumbing code. All drain lines should be smooth interior to not reduce water flow or trap debris.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

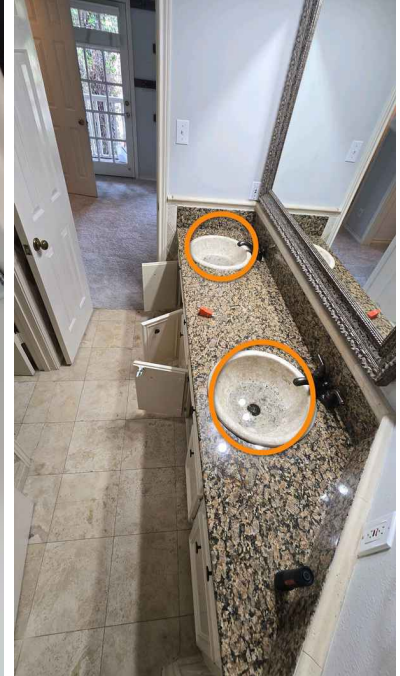
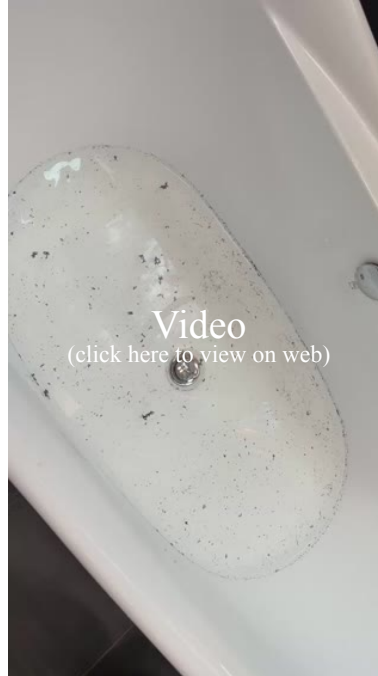
I NI NP D

3: Slow drain

🟡 Concern

Primary Bathroom, 2nd Level Right Bedroom Bathroom

Slow drain was observed and repairs are needed for proper drainage.



C. Water Heating Equipment

Water Heating Energy Sources: Gas

Unit #1 Manufacture Information : 40 Gallons -

Manufacture: Rheem

Age: 2012

Unit appears to be functioning as intended at the time of the inspection.

Average life spans for water heaters are 8-12 years and may be extended if proper maintenance and repair procedures were followed. Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

Left Attic

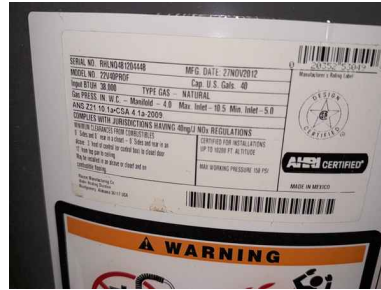
I=Inspected

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I NI NP D



Unit #2 Manufacture Information : 50 Gallons -
Manufacture: Rheem

Age: 2011

Unit appears to be functioning as intended at the time of the inspection.

Average life spans for water heaters are 8-12 years and may be extended if proper maintenance and repair procedures were followed. Malfunctioning of old and used equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman.

Right Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Temperature and Pressure Relief (TPR) Valve Note :

Manufacturers of Temperature and Pressure Relief (TPR) Valves state that the valves should be replaced every two years. If the date code on the TPR valve is over two years old, it is recommended that the TPR valve be replaced for reasons of safety.

Temperature/pressure valve not tested:

Due to the possibility of causing damage to the property the valve was not tested.

Per TREC SOP, the inspector is not required to operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property.

1: Seal exhaust flue

🟡Concern

Unit 2

Seal all daylight gaps at underside of the exhaust flue to prevent water leakage.

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D=Deficient

I	NI	NP	D
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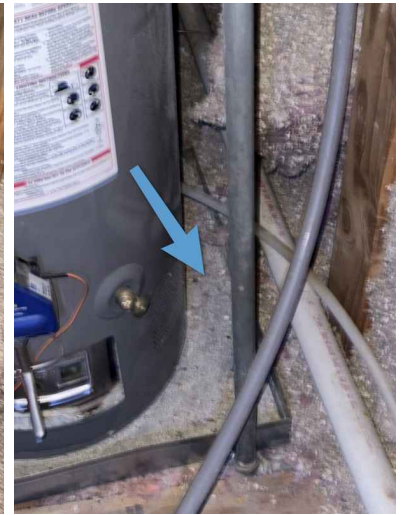
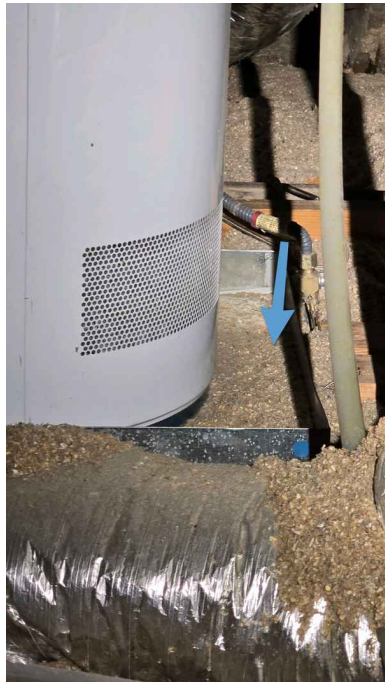


2: Debris at drain pan

Low Level

Unit 2, Unit 1

All debris should be removed from emergency drain pan to prevent possible clogs at drain line.



D. Hydro-Massage Therapy Equipment

I=Inspected

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D=Deficient

I NI NP D

Hydro-therapy Equipment Note:

Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. Recommend client consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub.

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Rear



Type of Gas Distribution Piping Material: Steel

Specific Limitations:

Per TREC Standards of Practice, Inspector will not open any gas valves that are closed at the time of the inspection, or apply an open flame to any gas supplies or appliances, for safety.

Exterior gas lamps are not inspected by this company.

F. Other

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I NI NP D

V. APPLIANCES

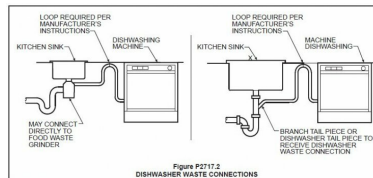
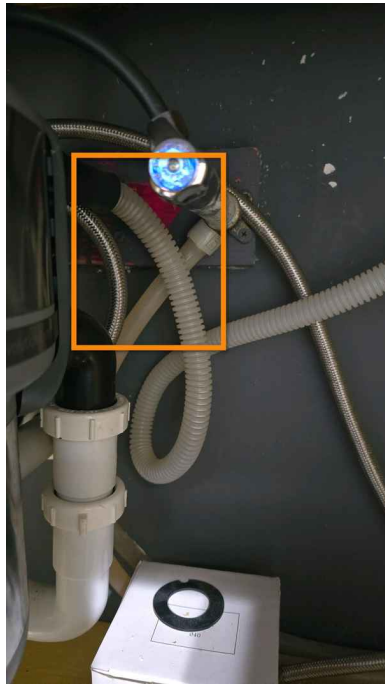
A. Dishwashers

Manufacture : GE

1: Air gap missing

🟡Concern

The discharge drain line should be looped up under sink to prevent back siphon at dishwasher.



2: Unit not secured

🟡Concern

Unit is not anchored/mounted in cabinet and needs to be secured to prevent possible leaks.



B. Food Waste Disposers

Manufacture : Insinkerator

C. Range Hood and Exhaust Systems

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D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Energy Source: Electric

Manufacture : Monogram

E. Microwave Ovens

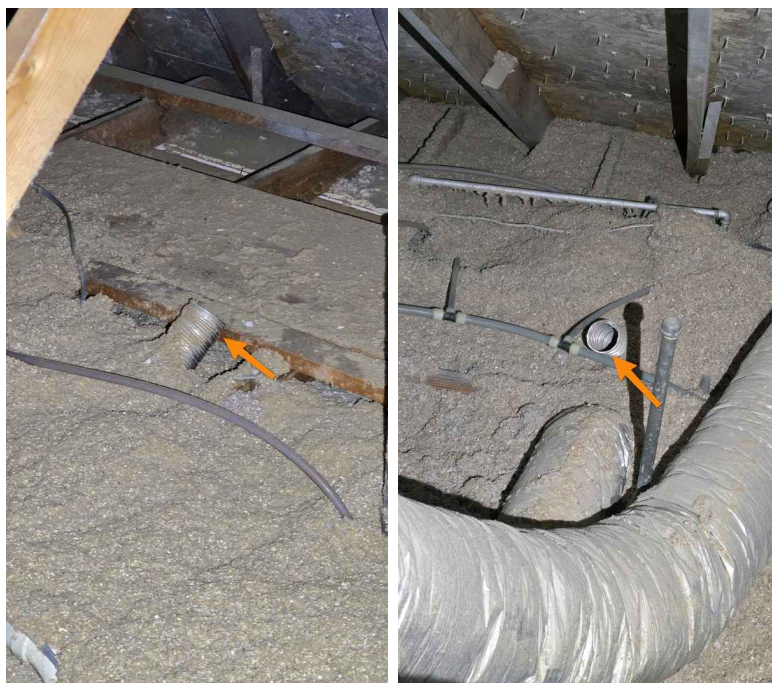
Manufacture : Monogram

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Exhausting into attic/soffits

🟡Concern

Currently all exhaust vents are to exhaust to exterior through approved roof/wall terminations.



G. Garage Door Operators

Manufacture : Chamberlain -

This inspection does not determine the number of remote control devices present, nor does it include a test of these devices unless they were readily accessible. The operators were otherwise tested with hard-wired controls only. We recommend that the buyer ask for all remote devices along with keys, etc.

1: Door lock not disabled

🟡Concern

Left and Right Doors

Manual locking mechanism for garage door is still functional. When garage door openers are present, garage manual lock throw is to be disabled.

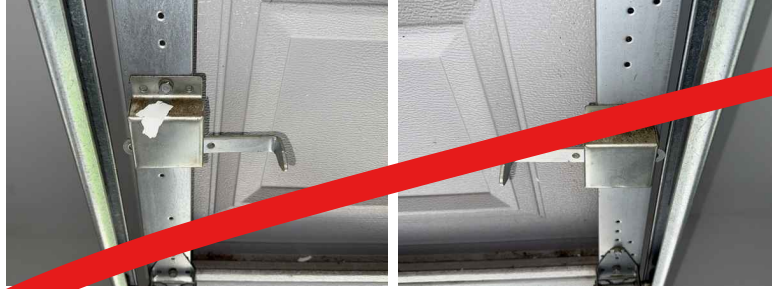
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I NI NP D



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H. Dryer Exhaust Systems

Specific Limitations:

Inspector can not and does not remove dryers that block access to the dryer duct and are not able to view inside the duct as to its condition. These areas are not readily accessible or visible, therefore are excluded from this report.

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I. Other

Other Appliances: Wine Chiller, Washer, Dryer, Refrigerator -

Appliances listed above were inspected and tested for operation at the time of the inspection. Any appliances not connected at the time of the inspection by electrical, gas and/or water supply are not inspected for operation.

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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Sprinkler Control Type: Rain Bird -

The Inspector will not open water valves for systems that have been shut-off or winterized systems.

It is recommended client observe sprinkler head spray patterns when in use and adjust for optimal coverage without directly spraying on any exterior surface of house.

Utility Area

Back-flow Prevention Device: Front Exterior



Number of Zones: 14

1: Damaged head(s)

🟡 **Concern**

Zone 2, Zone 5, Zone 10

Damaged sprinkler head is in need of replacement.

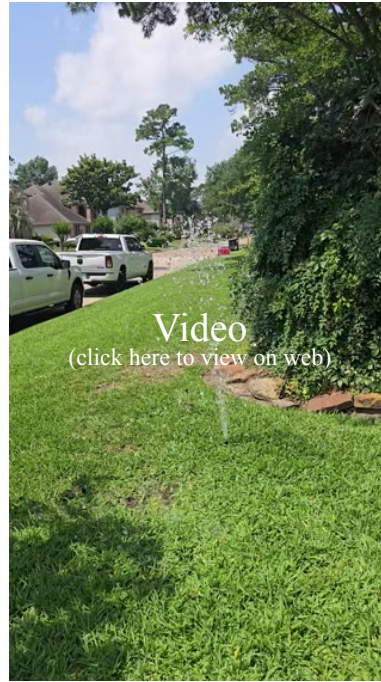
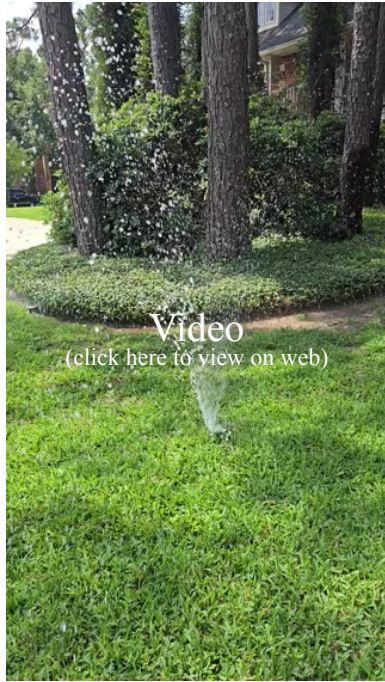
I=Inspected

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I NI NP D



2: Low water spray

🟡Concern

Zone 7

Low water spray was observed at sprinkler head. Repairs are needed.



3: Head requires adjustment

🟡Concern

Zone 7

Head require adjustment for proper coverage.

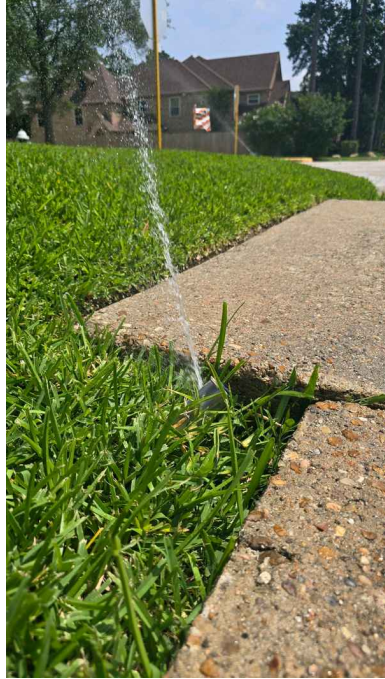
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I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

C. Outbuildings

D. Private Water Wells

E. Private Sewage Disposal Systems

F. Other Built-in Appliances

G. Other Built-in Appliances

H. Other

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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SUMMARY PAGES

Summary