



NOBLE PROPERTY INSPECTIONS

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<https://noble-pi.com/>



NOBLE PROPERTY INSPECTION REPORT

12708 28th St
Santa Fe, TX 77510



Inspector

Joe Sherfield

Professional Home Inspector (#7541)

(832) 551-1397

noble@noble-pi.com



Agent

Daniel Rickert



PROPERTY INSPECTION REPORT FORM

Mel Del Angel <i>Name of Client</i>	11/14/2022 1:00 pm <i>Date of Inspection</i>
12708 28th St, Santa Fe, TX 77510 <i>Address of Inspected Property</i>	
Joe Sherfield <i>Name of Inspector</i>	Professional Home Inspector (#7541) <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Date of inspection: 11/14/2022 -

Repair Pricer:

If you are confused by what this report means to your bottom line, keep in mind that we offer [Repair Pricer](#) on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

Type of building: Single Family

Style: Manufactured

In attendance: Buyer, Buyer Agent

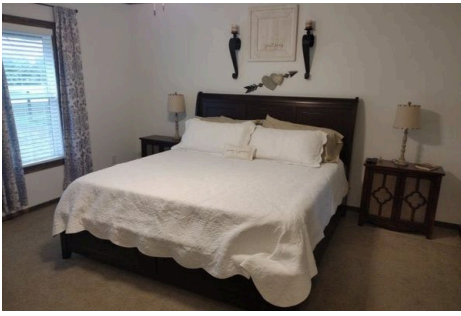
Weather conditions: Heavy Rain

Outdoor temperature: 60°F to 70°F

Occupancy & furnishings: Furnished

Furnishings obstruction:

The property contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.



Primary Bedroom



Living



Bedroom

Thermal / infrared scan completed:

This inspection included thermal imagery as part of your inspection package.

Thermal imaging is a method of using infrared radiation and thermal energy to gather information about objects, in order to formulate images of them, even in low visibility environments. Thermal imaging is based upon the science of infrared energy (otherwise known as “heat”), which is emitted from all objects. This energy from an object is also referred to as the “heat signature”, and the quantity of radiation emitted tends to be proportional to the overall heat of the object. Thermal cameras or thermal imagers are sophisticated devices comprised of a sensitive heat sensor with the capacity to pick up minute differences in temperature. As they gather the infrared radiation from objects in a particular environment, they can start to map out an image based on the differences and inflexions of the temperature measurements.

Photos in this section, if they are present, may not represent a deficiency and are primarily for documentation purposes of inspection. Deficiencies from thermal imagery can also be documented below and/or throughout the report as discovered.

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation: Block / Pier & Beam



Performance - monitor minor deficiencies and perform preventative maintenance:

The foundation exhibited few indications of possible foundation issues, however these deficiencies should be monitored. Deficiencies noted in this report are considered minor, possibly cosmetic, and should be monitored. Some minor deficiencies should be resolved as preventive maintenance measures. These may include:

- visible foundation cracks to patch and monitor
- Exposed tension anchors to patch and cover
- exterior brick or siding cracking to patch and monitor
- interior sheetrock cracking/separation to monitor
- door misalignment to resolve and monitor
- windows that won't open to resolve and monitor

It is recommended that the client monitor these areas of the foundation for additional settlement, crack widening, and/or door/window misalignment issues.

One of the best ways to monitor foundation related issues is to fix the problems and wait to see if they reappear. This would include fixing doors that are misaligned, fixing windows that don't open, repairing sheetrock cracking, patching brick cracks with mortar, and re-caulking exterior areas that have separation. If these problem areas do not reappear in the coming years then the foundation movement may be considered differential settlement and may not continue to shift. If problem areas reappear then the foundation is in a failure mode and will need to be stabilized.

Client should talk with the owner about previous foundation repairs and ensure that any foundation work is warranted. Also, an elevation plot is recommended to determine exact elevation discrepancies throughout the foundation and to document the problems for comparative measurements in the future.

It is always best to assume that with the presence of onset foundation concerns, the client should budget for the possibility of a foundation remediation project at some point in the future.

Comments:

Areas of support under the home in the crawlspace are getting wet. These areas are wet due to seepage and infiltration of rain water to the substructure. Some substructure elements do not appear to be built of treated

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

I	NI	NP	D
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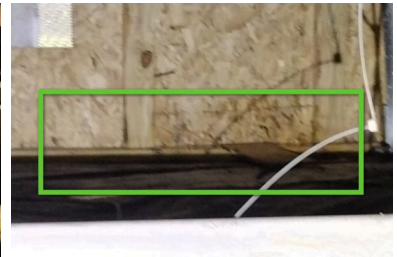
lumber and some lumber is sitting on the ground. Lumber not rated for ground contact can attract termites and will rot quickly. General moisture under the home and on the backside of the siding material is considered a deficiency of the installation. Shotty craftsmanship and incorrect materials will lead to elevated deterioration of the skirting.



Back Middle



Back Middle



Back Middle



Right Middle



Right Middle



Right Middle



Right Front



Right Front



Right Front

Piers missing termite blocks :
Termite blocks not present at the time of inspection.



Termite block (EXAMPLE)



Termite blocks not present



Termite blocks not present

B. Grading and Drainage

1: Standing water present

🔴 Recommendation

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

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

I	NI	NP	D
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Recommendation: Contact a qualified landscaping contractor



Front Left



Front Left



Front Left

C. Roof Covering Materials

Roof covering material (w/ photos): Asphalt / Composition Shingles



Top



Top



Top

Inspected roof from: Roof



Front Right



Back Right



Back Left



Front Left



Front Middle



Back Middle

D. Roof Structures and Attics

Inspected attic from: No Attic

Type of insulation (w/ photos): Unknown

Depth of insulation: Unknown -

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.

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

I	NI	NP	D
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Type of underlayment: Not Visible
Unable to access: Attic is Sealed / No Access Point -
 The attic areas were inaccessible and, as such, were not inspected.

E. Walls (Interior and Exterior)

Wall material (exterior): Concrete Board

Wall material (interior): Drywall

1: Caulking deteriorated and/or missing

 Maintenance Item

Caulking is necessary to seal gaps less than 1/2-inch. Caulking that is missing can provide for water penetration and allow insect access into the structure.

Recommendation: Contact a qualified general contractor.



Front Left



Front Left



Front Left

F. Ceilings and Floors

G. Doors (Interior and Exterior)

1: Door has noticeable gap

 Recommendation

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation: Contact a qualified door repair/installation contractor.



Front



Front



Front

H. Windows

1: Window seal is broken

 Recommendation

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

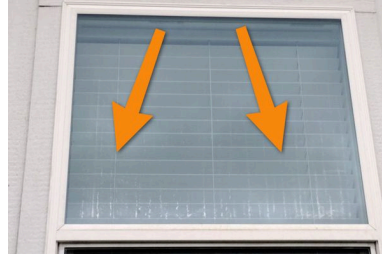
I	NI	NP	D
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Double pane windows appear to have broken seals between the glass panes. This is indicated by moisture present between the panes or the seal being visibly ruptured (cracked, torn, or squeezed out). If windows were argon gas-filled, the gas is likely gone. The efficiency of the window is compromised.

Recommendation: Contact a qualified window repair/installation contractor.



Back Middle



Back Middle



Back Middle

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys
Type of fireplace (w/ photos): None

K. Porches, Balconies, Decks, and Carports

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Photo(s) of electric meter and service: Underground Service



Front Right



Front Right



Front Right

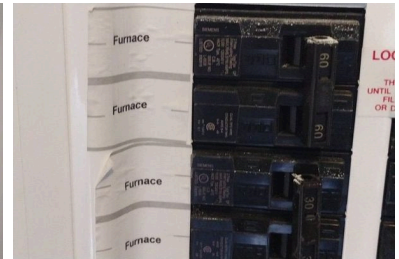
Photo(s) of main electric service panel: Capacity Undetermined



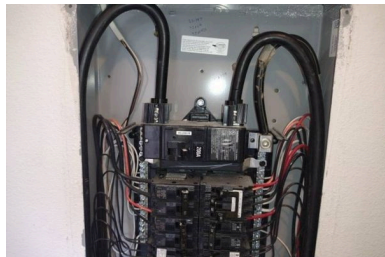
Laundry



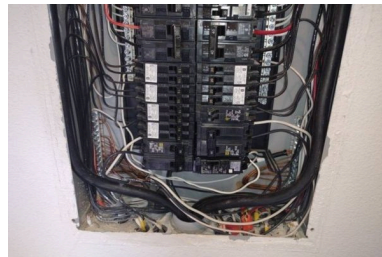
Laundry



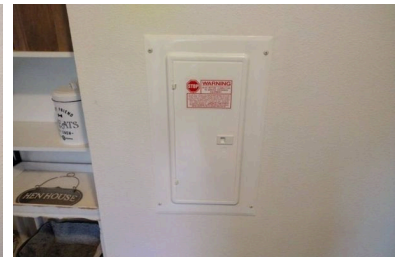
Laundry



Laundry



Laundry



Laundry

Photo(s) of electric sub-panel: No Sub-Panel

Branch circuit wiring: Copper -

Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

B. Branch Circuits, Connected Devices, and Fixtures

C. Other

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

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Photo(s) of 1st heating system: Electric Central Heat



Laundry



Laundry



Laundry

Photo(s) of 2nd heating system: None

1st unit - measured temperature differential: Operable (20°F)



Laundry Return



Living Supply



Kitchen Supply

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

I	NI	NP	D
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Primary Bedroom Supply



Bedroom Supply



Bedroom Supply

2nd unit - measured temperature differential: None -

Supply vents deliver the cooled air though supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

The heating system temperature differential is much more important on electrical furnaces where heating elements can exhibit performance issues and the margin between the supply and return is more sensitive.

Gas-fired furnaces, on the other hand, produce differentials that are much higher; in a gas-fired system, it is common to see temperature differentials that are 20°F to 50°F difference and the measured difference (to the degree) is less important than the overall functionality of the system.

B. Cooling Equipment

Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning -



Back Right



Back Right



Back Right

Exterior - photo(s) of 2nd cooling system: None

Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning

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

I	NI	NP	D
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Laundry



Laundry



Laundry

Interior - photo(s) of 2nd cooling system: None
1st unit - measured temperature differential: Operable (15°F to 20°F)



Laundry Return



Dining Supply



Bathroom Supply



Primary Bathroom Supply



Laundry Supply



Living Supply

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

I	NI	NP	D
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2nd unit - measured temperature differential: None -

Supply vents deliver the cooled air through supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

A generally accepted ideal temperature difference between the supply and return air for an operable cooling system is between 15°F and 20°F.

C. Duct Systems, Chases, and Vents

Comments:

No Attic access. Unable to inspect duct parts.

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

Water distribution pressure: 40-50 psi -

This inspection included a water distribution pressure check as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi under typical operation. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.

Type of water supply piping material: PEX -

Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detection method.

PEX: Cross-linked polyethylene or PEX is the newest pipe for residential and commercial use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

PVC: Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe. PVC should not be used as a hot-water supply line.

CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

Copper: Copper pipe resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most applications. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

Polybutylene: Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were used as a substitute for traditional copper piping. Polybutylene pipes are too fragile to withstand common disinfectants found in the public water supply and will quickly become brittle and crack from the inside out. Eventually leaking begins, and if not corrected promptly, can quickly escalate and cause extensive damage.

Galvanized: Galvanized steel pipe is common in older structures and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in structures built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout the property. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Throughout the Property

Water shut off location: Not Found

Water meter location: None - Water Well

1: Toilet needs re-caulking

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

I	NI	NP	D
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🚫 Recommendation

The toilet caulking is missing and/or the caulking has deteriorated and is considered damaged. Recommend a plumber re-caulk the toilet.

Recommendation: Contact a qualified plumbing contractor.



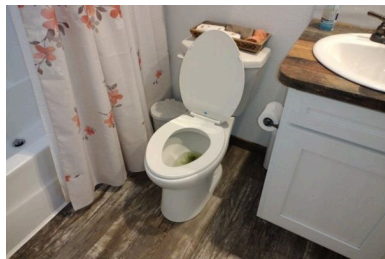
Primary Bathroom



Primary Bathroom



Primary Bathroom



Bathroom



Bathroom



Bathroom

B. Drains, Wastes, and Vents

Type of drain/sewer piping material: PVC -

Sewer drain piping inside the structure can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detection method.

PVC: Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe.

Ductile / Cast Iron: Ductile / Cast Iron sewer pipe is commonly associated with older structures. Most Texas structures built before 1975 have cast-iron sewer pipes and some contractors installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited by users. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.

C. Water Heating Equipment

Water heater temperature: Operable (100°F to 130°F) -

This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.

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

I	NI	NP	D
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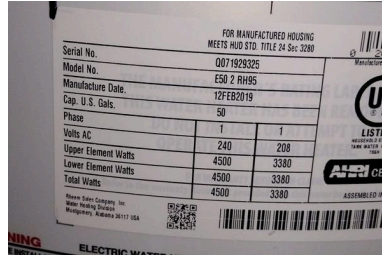


Kitchen

Photo(s) of 1st water heater: Electric



Laundry



Laundry



Laundry



Laundry



Laundry



Laundry

Photo(s) of 2nd water heater: None

1: Electric - no disconnect

Recommendation

The water heater has no electrical disconnect. This is important because it would allow a person to directly disconnect the power to the water heater in the event of an emergency. Recommend hiring an electrical contractor to install a disconnect.

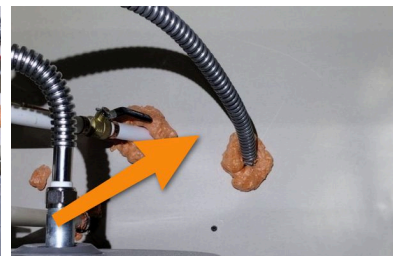
Recommendation: Contact a qualified electrical contractor.



Laundry



Laundry



Laundry

D. Hydro-Massage Therapy Equipment

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

I	NI	NP	D
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F. Gas Distribution Systems and Gas Appliances

Location of gas meter: No Gas on Property

Type of gas distribution piping material: Black Steel/Iron Pipe -

Gas distribution piping at the property can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

Corrugated Stainless Steel Tubing (CSST): CCST is a flexible, stainless steel pipe used to supply natural gas in residential, commercial and industrial structures. CSST is often coated with a yellow, or in some cases, a black exterior plastic coating. Besides providing greater durability, CSST is flexible, allowing it to be routed beneath, through and alongside floor joists, inside interior wall cavities and on top of ceiling joists in attic spaces or connected to fixed appliances such as water heaters. CSST gas piping systems have less joints and therefore less potential for leaks.

Black Steel Pipe: Black iron pipe (sometimes called black steel or iron pipe) refers to ordinary iron pipe and is still the common choice for gas lines in residential and commercial applications. It is the current pipe type that is used to convey the supply of natural or propane gas.

Galvanized Pipe: Galvanized water line is sometimes *misused* as a substitute for black iron pipe because of it's availability at common hardware stores. Black iron pipe is the same as galvanized water pipe but without the necessary zinc coating that makes it darker in color than galvanized pipe. The zinc coating is meant to keep the pipe from corroding from contact with moisture. Galvanized pipe is sometimes unidentifiable by the inspector because of it's similarity in color (especially if older and rusted).

Throughout the Property

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Photo(s) of dishwasher:



Kitchen



Kitchen



Kitchen

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

Photo(s) of range/hood exhaust: Vented



Kitchen



Kitchen



Kitchen

D. Ranges, Cooktops, and Ovens

Photo(s) of range:



Kitchen



Kitchen



Kitchen

Photo(s) of 1st oven:

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

I	NI	NP	D
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Kitchen



Kitchen



Kitchen

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators
Photo(s) of 1st garage door and/or opener: None
Photo(s) of 2nd garage door and/or opener: None

H. Dryer Exhaust Systems
Photo(s) of dryer exhaust system:



Laundry



Laundry



Laundry

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

I	NI	NP	D
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VII. INSPECTION LIMITATIONS

Propane tank - out of scope:

Private propane tanks are assessed for visual deficiencies, however propane tanks can corrode from the inside with the presence of moisture and valves can fail. Generally, a private propane tank inspection is considered outside the scope of this report.

Water filtration system - out of scope:

The water filtration system was inspected for visual leaks. No inspection was made to determine the operation of the water filtration unit nor it's effectiveness. This type of inspection is considered outside the scope of work of this inspection.

Water softener system - out of scope:

The water softener system was inspected for visual leaks. No inspection was made to determine the operation of the water filtration unit nor it's effectiveness. This type of inspection is considered outside the scope of work of this inspection.

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

I	NI	NP	D
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V. SEPTIC SYSTEM

A. General

Type of septic system: Aerobic (Spray Field)



Location of drain/spray/leach field: Back Yard



Back Right



Back Right



Back Right

1: No apparent septic inspection contract

🔴 Recommendation

Aerobic septic systems in most Texas counties are required to have a 3rd party review the system components quarterly and test the effluent Biochemical Oxygen Demand (BOD) to confirm the system is functional. BOD refers to the amount of oxygen microorganisms must consume in order to oxidize (that is, break down) all the organic compounds in a liter of wastewater.

These reviews completed by a 3rd-party private company with the correct licensing through the Texas Commission on Environmental Quality (TCEQ) will determine if the system is treating the effluent correctly and report to the state/county if there are any problems.

An on-site card, plaque, or sticker (jurisdiction specific) must be fastened to the system with the company, name, and dates of inspection. No information about a service contract was found for the system. Recommend contacting the owner to see if they have a company service the system. If not, the client may be required by the jurisdictional authority to start a quarterly inspection and possibly re-permit the system if it was constructed illegally without a permit or never reported (i.e. grandfathered).

Recommendation: Contact a qualified septic system contractor.

2: Septic system is generally deficient

🔴 Recommendation

Septic system is generally deficient and should be serviced. Indications include foul odors and tanks appear to contain heavy amounts of floatables and solids.

Recommendation: Contact a qualified septic system contractor.

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

I	NI	NP	D
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B. Safety Devices

Septic safety & security: Tank Covers, Septic Equipment Covers

1: Septic access lid is missing screws

[Maintenance Item](#)

Septic tank lids are typically screwed-on to prevent removal and a potential safety hazard. Recommend reinstall the septic tanks screws.

Recommendation: Contact a qualified contact a professional or do it yourself

C. Septic System Tanks

Tank construction type(s): Plastic

Photo(s) of septic tank(s):



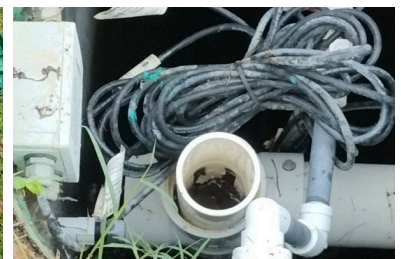
Photo(s) of trash tank(s):



Photo(s) of pre-treatment tank(s):



Photo(s) of aerobic treatment unit(s):



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

I	NI	NP	D
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Photo(s) of pump tank(s):



D. Septic System Plumbing
Pipes: PVC

E. Septic System Pumps
Photo(s) of pump: Submersible
Photo(s) of aerobic compressor: Aerobic Compressor



Back Right

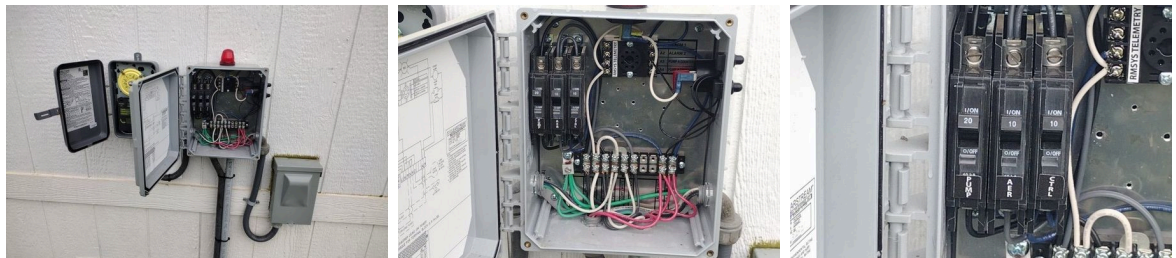
Back Right

Back Right

Submerged pump(s):

Septic tanks were not dry and the pumps were submerged. Pumps could not be inspected.

F. Septic System Electrical
Photo(s) of electric panel: Sub-Panel at Equipment



Back Right

Back Right

Back Right

Type of wiring: Copper

G. Septic System Controls
Photo(s) of septic control panel: Aerobic Control Panel

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

I	NI	NP	D
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H. Septic Treatment
Type of treatment: Chlorine Tablets

1: Bleach tablet container empty

👉 **Recommendation**

No 3-inch bleach tablets were found in the container. Bleach tablets slowly dissolve into the pump tank to provide treatment prior to pumping to the drip/spray field. Recommend adding tablets. Note: pool bleach tablets are not the same as septic bleach and should not be used as a substitute.

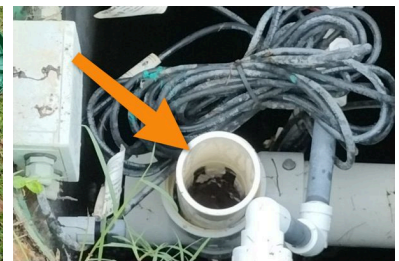
Recommendation: Contact a qualified contact a professional or do it yourself



Back Right



Back Right



Back Right

I. Septic System Leach/Drip/Spray Field
Photo(s) of septic leach/drip/spray field:



Back Right



Back Right



Back Right

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

I	NI	NP	D
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W. WATER WELL

A. General

Location of equipment: Well House



Back Left



Back Left



Back Left

Location of well: Well House

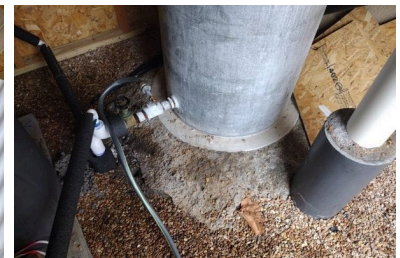
Photo(s) of well:



Back Left



Back Left



Back Left

Photo(s) of equipment:

1: Water color is unfavorable

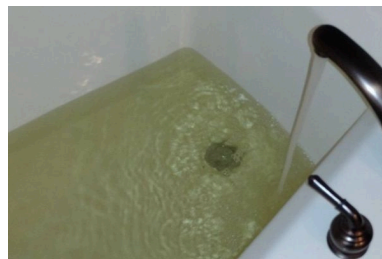
Recommendation

Water color is unfavorable. Water well color and odor can be an indication that the water well source is contaminated, treatable and/or not treatable. In most cases however, water color and/or odor may be a characteristic of the aquifer. Some water wells produce water that is less clear than others. It is recommended that the water be treated, at a minimum, for high bacteria (BacT) levels to indicate a well contamination of chloroform or E. coli. Other tests to determine if the water is consumable may be chosen.

Recommendation: Contact a qualified professional.



Primary Bathroom



Primary Bathroom



Primary Bathroom

B. Well Devices

Photo(s) of watertight well cap:

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

I	NI	NP	D
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Back Left



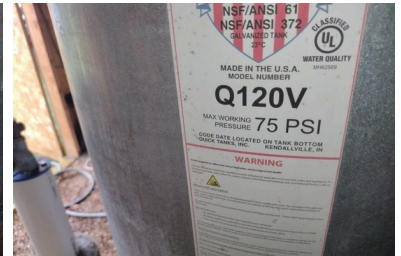
Back Left



Back Left

C. Well Equipment Devices

Photo(s) of pressure switch:



D. Tanks and Tank Devices

Photo(s) of pressure vessel:



Back Left

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

I	NI	NP	D
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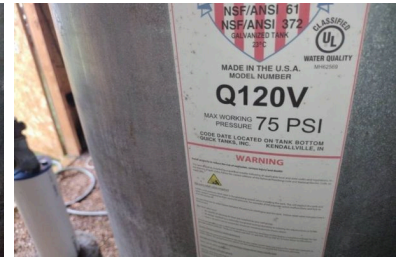
Photo(s) of storage tank:



Back Left



Back Left



Back Left

E. Well Plumbing
Pipe type: PVC

F. Pumps

Well pump is not inspected:

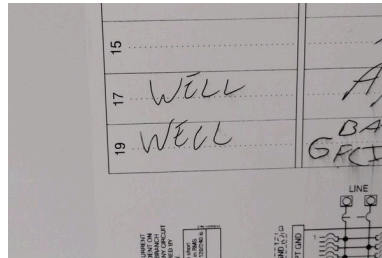
The well pump and well casing is not part of this water well inspection. Well pumps are fully submerged and almost always located hundreds of feet down the well. A visual inspection of the well pump itself is not included in this report and would require pulling the water well to the surface (a costly and invasive process). Inspector only tested the mechanical functionality of the pump and well by running the pump through a limited pump test.

G. Well Electrical

Circuit breaker location(s): Main Panel



Laundry



Laundry



Laundry

Pump controls: Local Subpanel



H. Well Safety

Well safety: Wellhouse

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

I	NI	NP	D
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I. Water Treatment

Photo(s) of water filtration system:

