

GILRODS HOME Inspections

Property Inspection Report



7111 Timber Post Ln, Humble , TX 77346
Inspection prepared for: Sibel Reed
Real Estate Agent: Lakendra Gaffney -

Date of Inspection: 6/1/2026 Time: 8:00
Age of Home: 2004 Size: 2882 sqft
Weather: 91 degrees

Inspector: Rodney Gilbert
21454
18110 Hunters Terrace Dr, Humble, TX 77338
Phone: 832-812-5668
Email: gilrodsinspections@gmail.com

PROPERTY INSPECTION REPORT FORM

Sibel Reed	6/1/2026
<i>Name of Client</i>	<i>Date of Inspection</i>
7111 Timber Post Ln, Humble , TX 77346	
<i>Address of Inspected Property</i>	
Rodney Gilbert	21454
<i>Name of Inspector</i>	<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

Table Of Contents

STRUCTURAL SYSTEMS	4-21
ELECTRICAL SYSTEMS	22-24
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	25-30
PLUMBING SYSTEMS	31-36
APPLIANCES	37-40
OPTIONAL SYSTEMS	41-46
Glossary	47-48
Report Summary	49

I=Inspected

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I. STRUCTURAL SYSTEMS
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A. Foundations

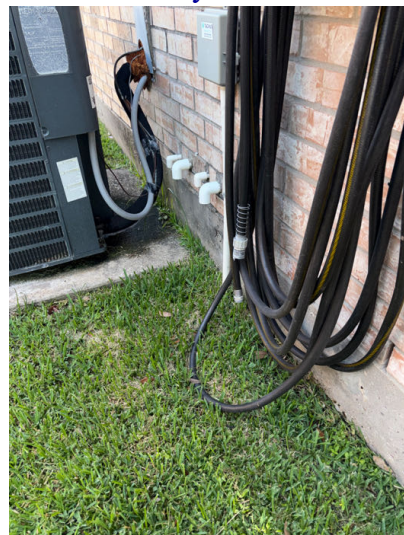
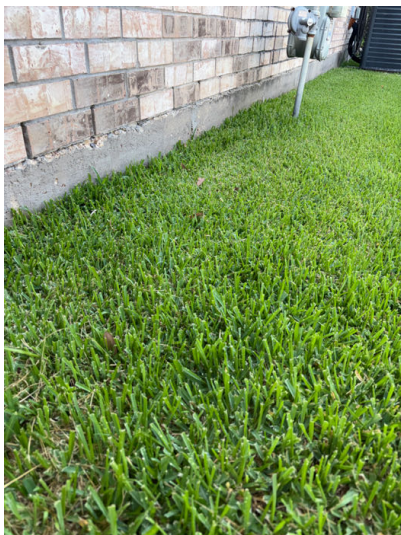
Type of Foundation(s):

- Post tension slab foundation

Comments:

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

In the Inspector's opinion, the foundation appears to be performing its intended purpose of providing support and stability to the structure, as evidenced by the brick and mortar condition, brick joints, drywall condition, door alignments and floor level. This is only the opinion of the inspector and if the client feels a more thorough inspection is need than should seek a second opinion by a qualified person if necessary.



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**B. Grading and Drainage**

Comments:

Proper drainage is critical to prevent inconsistent moisture content in the soil. In expansive soil conditions, it is key to maintain moisture consistency in the soil surrounding the foundation. If one area of the foundation receives too much moisture, the soil swells and may cause an upheaval in that area of the slab, placing stress on the foundation. If one area is allowed to dry out or lose moisture, the soil will contract from the foundation also causing stress on the foundation. Stress on the foundation can result in the appearance of cracks in walls and ceilings, sticking windows and doors and sloping floors. If neglected, further serious problems can occur such as damaged underground plumbing and even foundation failure. Therefore, it is recommended to maintain a consistent moisture content and proper drainage to reduce foundation movement in areas of expansive soils.

The downspouts need splash-blocks at the exterior areas.

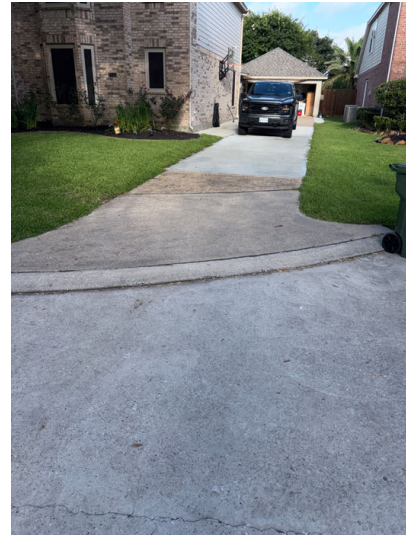
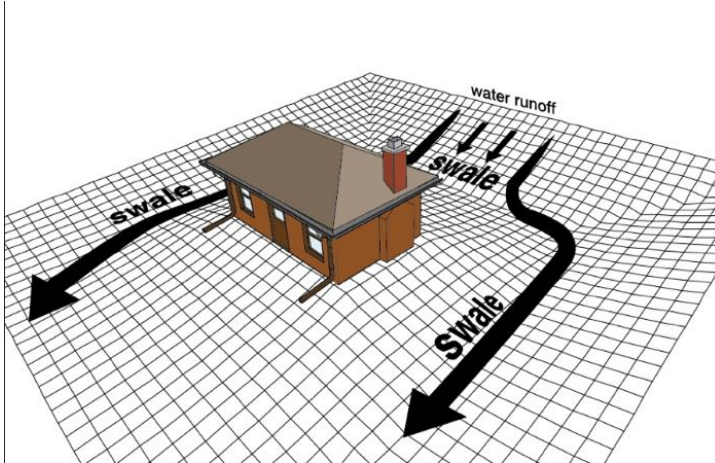
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The downspouts need splash-blocks at the exterior areas.

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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Ground with binoculars

Comments:

Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Noted overall roofing materials appear to be performing as expected and show normal wear and tear. The asphalt shingle roof exhibited moderate delamination across certain portions of the roof. Recommend obtaining certificate of feasibility of insurance coverage.



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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Blown-in insulation was noted at [10"-12"]

Comments:

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About [75%] of the attic and attic floor was visible and/or accessible due to normal attic conditions (framing, duct work, insulation, storage, inaccessible areas, etc.). There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic and interior ceilings and walls seemed to indicate that there were no major defects relating to the attic or roof at the time of the inspection. Recommend further investigation and or installation of access attic stairs at opposite end of attic area.

Noted overall roof structure appears to be performing as expected and show normal wear and tear.



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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard {fiber cement} siding noted
- Drywall walls noted on interior

Comments:

Note: Specific Limitations. The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards, such as, mold, lead based paint, asbestos, etc. If the client has concerns about these issues a qualified licensed tradesman should be consulted to perform these inspections.

Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture and (pest intrusion) and saves on costly repairs. Recommend repair by qualified person.



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DOG AREA

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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations

Comments:

Floor covering, carpet, vinyl, wood—Carpet, vinyl, and wood floors near water sources (kitchens, laundry, bathrooms, etc.) need to be monitored regularly for wet conditions where mold can thrive. Vinyl floors need to be monitored regularly for curling and deteriorated grout or caulking to prevent moisture from getting under the vinyl and creating wet conditions where mold can thrive. As vinyl ages, it has a tendency to curl at the edges and is particularly prone to trapping moisture under the vinyl. Even a very minor leak can destroy a wood floor very quickly and create wet conditions where mold can thrive. Home inspectors do not remove permanent floor coverings to inspect the underside of the floor covering or the sub flooring itself, so any mold or sub floor damage would not be detected during a visual home inspection. There is always the possibility that moisture has penetrated beneath any floor covering in an existing structure, particularly in a kitchen at the dishwasher and sink, and in bathrooms at the bathtub/floor junction and the toilet/floor junction, and that any mold or sub floor damage would not be detected during a visual home inspection. Destructive testing or remodeling would be required for a conclusive determination. If renovation is contemplated for any area where vinyl, carpet, or wood floor coverings exist, recommend adjusting budget to compensate for unforeseen conditions.

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

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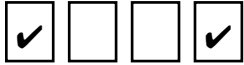
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Parked vehicles, furnishings, and/or storage present. There is the possibility that defects were not visible; concealed defects are not within the scope of the home inspection. Recommend re-inspecting garage once vehicles, furnishings, and storage have been removed.



G. Doors (Interior and Exterior)

Comments:

Missing door stops were observed in several areas, corrections are recommended to prevent damage to wall surfaces.



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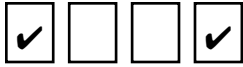
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H. Windows

Window Types:

- Windows are vinyl clad

Comments:

Note: Specific limitations. The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed.

Storm units, shutters, awnings, drapes, curtains, blinds, tint films, and associated hardware are not inspected. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified person should repair or replace as needed.

A representative number of windows were inspected and were functional at the time of inspection.

Broken sash wire/cord observed at upstairs bedroom window. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.()

Cracked and/or broken glass was observed. Recommend repair/replace as necessary(Master Bedroom)



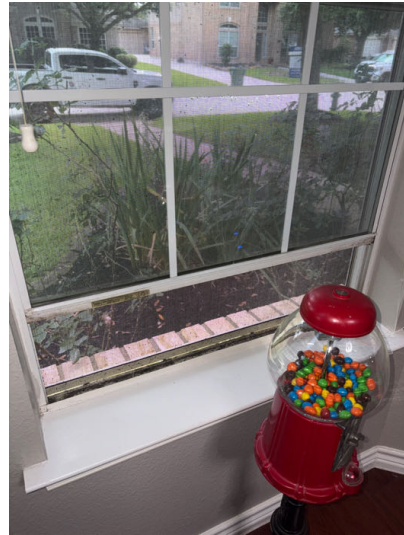
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Cracked and/or broken glass was observed. Recommend repair/replace as necessary(Master Bedroom)

Broken sash wire/cord observed at upstairs bedroom window. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.()



I. Stairways (Interior and Exterior)

Comments:

All components were found to be performing and in satisfactory condition at the time of the inspection

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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is a natural gas operated chamber

Comments:

(The black soot build-up). Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Artificial gas logs were present within the firebox and the damper is required to be permanently blocked in the open position so as to prohibit any accidental spillage of carbon monoxide into the living space.

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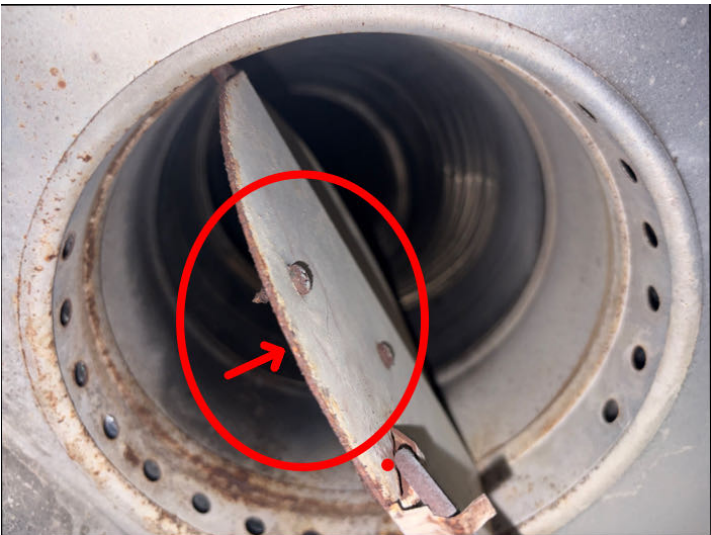
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*DAMPER BLOCKER*

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K. Porches, Balconies, Decks, and Carports

Comments:

All components were found to be performing and in satisfactory condition at the time of the inspection



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L. Other

Materials:

- {6'} wood stockade fence noted
- Metal fencing {wrought iron} noted

Comments:

An addition to the property appears to have been made at. This inspection does not review permits or determine if they exist. That determination should be made by client through the local building officials or with sellers prior to closing to ensure all additions were built with permits.



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

- The electrical panels are located in the garage

Materials and Amp Rating:

- Aluminum wiring
- 150 amp
- Service entrance wiring is underground

Comments:

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their capacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Service entrance and Panel functioning as intended at the time of inspection.

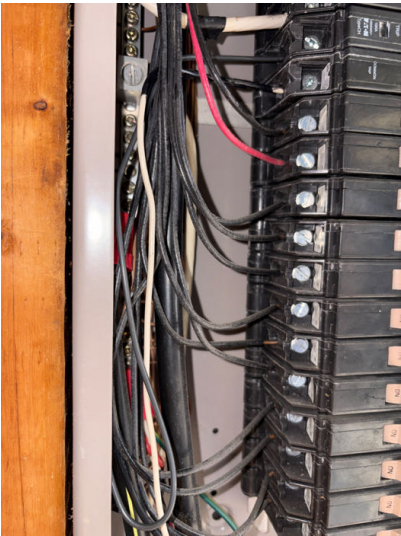
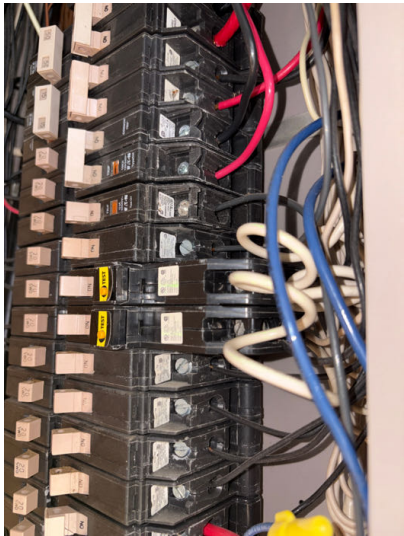
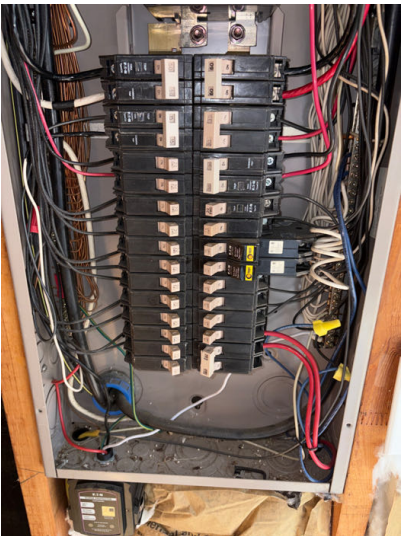
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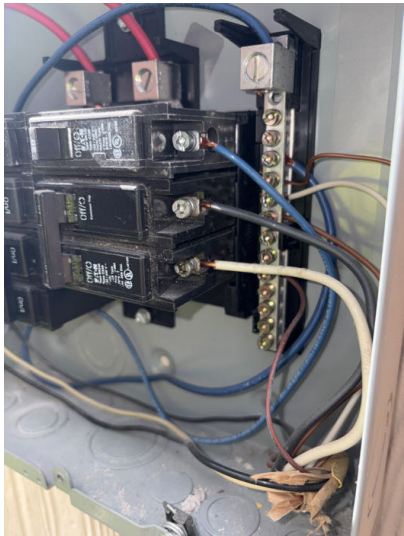
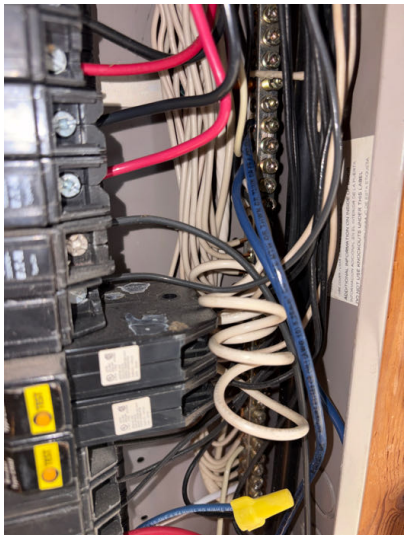
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

Inspection of branch circuit components is limited to accessible outlets, switches and other visible components. Outlets in the home made inaccessible by furniture or other items will not be inspected. Yard lights, low voltage lighting, lighting operated by photo cells, motion sensors, or times will not be inspected

Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

This was a very limited inspection as inspector is neither qualified nor authorized to carry out a technically exhaustive inspection of heating system. Buyer is advised to have this system serviced annually to ensure safe and efficient operation.

At the time of the visual inspection the furnace was performing as intended. However, the heat exchanger within the furnace is not visible and it was not inspected. An annual inspection of the heat exchanger and service by a licensed HVAC technician is recommended. The following deficiencies were noted:



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B. Cooling Equipment

Type of Systems:

- The home has a split system.

Comments:

Note: Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading. The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information. Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection. We urge you to evaluate these systems prior to closing. Units should be serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages.

NTS: Supply temperature typically +/- {55} degrees. Return air should be between {14 - 22} degrees greater This units appears to be functioning as intended at the time of inspection and consistent with accepted industry standards.

The condensate pan was observed to be holding heavy rust residue. Recommend have a clean check service and further investigation by a licensed HVAC contractor to evaluate the system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



NTS: Supply temperature typically +/- {55} degrees. Return air should be between {14 - 22} degrees greater. This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards.



I=Inspected

NI=Not Inspected

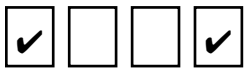
NP=Not Present

D=Deficient

I NI NP D



The condensate pan was observed to be holding heavy rust residue. Recommend have a clean check service and further investigation by a licensed HVAC contractor to evaluate the system.



C. Duct Systems, Chases, and Vents

Comments:

The home's duct system is a branching network of tubes in the walls, floors, and ceilings; it carries the air from the home's furnace and central air conditioner to each room. Ducts are made of sheet metal, fiberglass, or other materials. and uninsulated ducts lose heat -- wasting energy and money.

The plenum duct needs support straps on some and should be raised at least 6 inches and not have contact with any attic insulation. Recommend further inspection and proper installation by licensed HVAC contractor.

The plenum duct should not have any contact with other ducts or any attic insulation. I recommend further inspection and proper installation by licensed HVAC contractor.

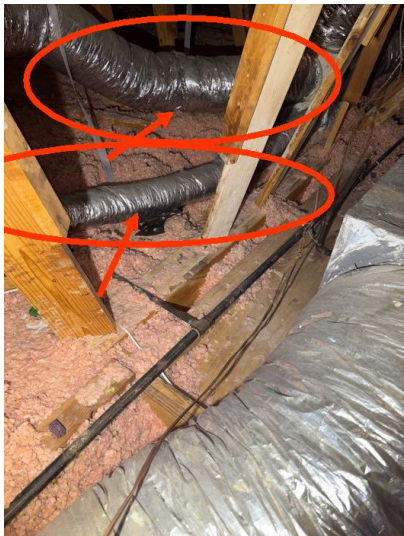
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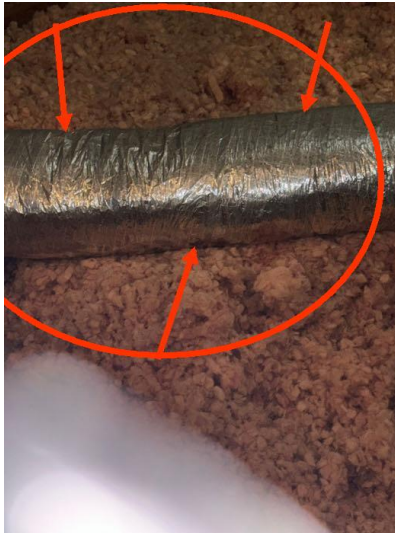
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The plenum duct needs support straps on some and should be raised at least 6 inches and not have contact with any attic insulation. Recommend further inspection and proper installation by licensed HVAC contractor.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- East side
- Front of structure

Location of Main Water Supply Valve:

- Main water shut off location (interior)

Comments:

WATER PRESSURE Static Water Pressure Reading: (80+psi) water pressure:(Rule of Thumb: Consider 45 or 50 psi on the low side, 60 good, above 80 is too much) if pressure drops below 40 psi we recommend plumber to evaluate all areas.

Type of Supply Piping Material: COPPER

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*Meter Location*

*WATER PRESSURE Static Water Pressure Reading: (80+psi)
water pressure: (Rule of Thumb: Consider 45 or 50 psi on the low
side, 60 good, above 80 is too much) if pressure drops below 40 psi
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*Type of Supply Piping Material: COPPER*

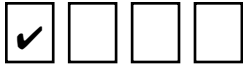
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I	NI	NP	D
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**B. Drains, Wastes, Vents**

Type of Drain Piping Material:

- **PVC**

Observations:

The exterior main cleanout was located at the front of the structure. Recommend Home Sewer Scope Inspection. "A sewer scope is a video inspection of the lateral sewer line leading from the house at/near the foundation and connecting to the city or HOA tap or septic tank. ... Sewer-scoping the line can reveal blockages, damage to the pipe system, and other problems, which are vital for homeowners and home buyers to be aware of"

Tiled shower base observed, we are unable to determine if a proper shower pan has been installed in which it's purpose is to catch any water that may seep through the tile and grout and direct it to the drain.



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C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the interior ceiling

Capacity:

- Unit is 40 gallons

Comments:

The 40 gallon gas powered hot water heaters were functioning at the time of inspection.

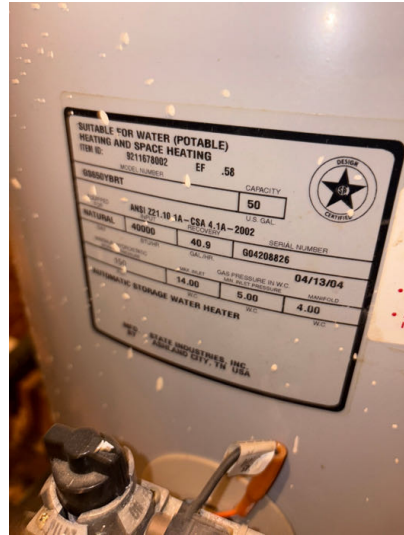
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D. Hydro-Massage Therapy Equipment

Comments:

This components appeared to be functioning as intended at the time of the inspection.


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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- The gas meter is located at the exterior

Type of Gas Distribution Piping Material:

Comments:

Limitations: Only readily accessible and visible connections at the point of use are inspected. Contact your gas company or other specialized gas professional for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas.



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☒☐☐☐**F. Other**

Materials:

Comments:

V. APPLIANCES☒☐☐☐**A. Dishwashers**

Comments:

The dishwasher was found to be performing and satisfactory condition at the time of the inspection

☒☐☐☐**B. Food Waste Disposers**

Comments:

Operational and functional at the time of the inspection

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

Comments:

The range hood was functional at the time of the inspection

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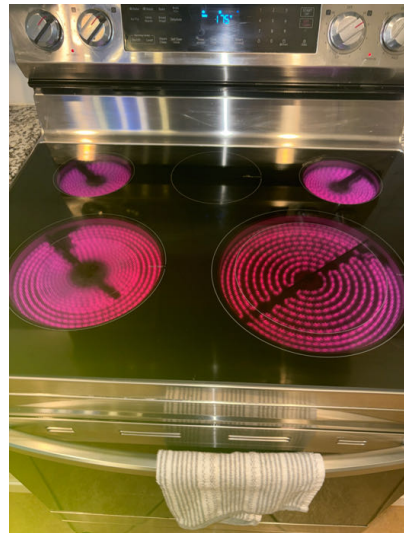
D. Ranges, Cooktops, and Ovens

Comments:

Oven(s): Electric

Oven(s) was functional at the time of the inspection

All heating elements were functional at the time of the inspection



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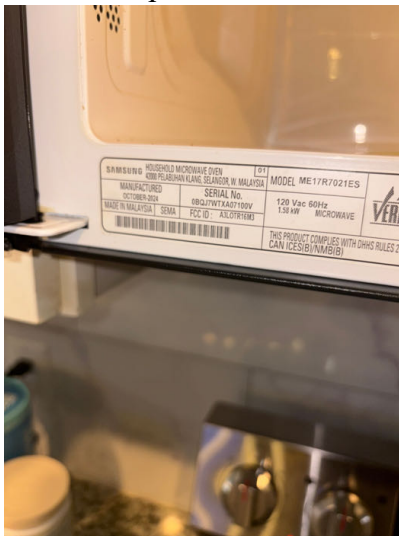
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E. Microwave Ovens

Comments:

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

The microwave was found to be performing and satisfactory condition at the time of the inspection.


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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bath fan{s} were functioning as intended at the time of inspection

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G. Garage Door Operators

Door Type:

- One {7'} upgraded insulated steel door

Comments:

The overhead garage door{s} were functional at the time of the inspection



H. Dryer Exhaust Systems

Comments:

Clean lint filter after each use; this will reduce a known fire hazard, drying time, and energy costs



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I. Other

Comments:

**VI. OPTIONAL SYSTEMS**

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

The sprinkler system is tested in run test only and if a homeowner suggest a more in dept testing I strongly recommend a complete evaluation of the sprinkler irrigation system by a qualified technician.

NOTE: Some municipalities now require "rain and freeze sensors" be installed on all new and preexisting sprinkler systems. Please contact your local municipality for rain and freeze sensor requirements as this Inspector does not maintain a list for each township and/or governing authority

The irrigation system appears to be performing adequately at the time of the inspection

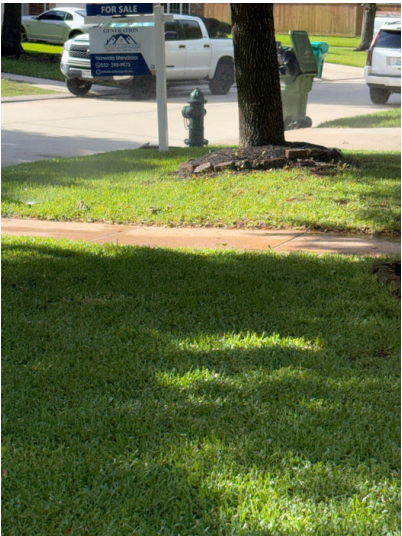
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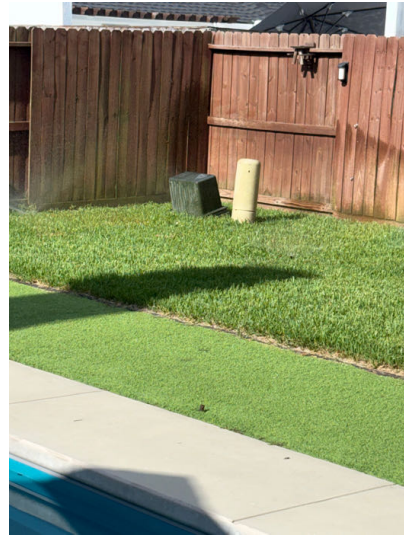
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

- In-Ground

Comments:

NOTE: This segment of the Inspection Report is based upon the current conditions of the pool and/or tub spa components at the time of the inspection. This inspection reflects deficiencies in the condition of the above ground controls and/or devices, visible pool surfaces noting cracks in the tile, coping and deck surface and all standard compliance issues for pool barriers. The pool lighting, steps, slides, diving boards are reviewed as well as drains, skimmers and valves. As per TREC guidelines; the Inspector is NOT required to dismantle or operate valves, determine the presence of subsurface leaks, add water into the pool and/or spa, inspect any winterized components or chlorinators and chemical dispensers aside from visual leakage and/or deterioration. It is recommended that a qualified pool service technician be consulted for a complete review of the entire system.

The pool and/or spa components appeared to be functioning as intended at the time of the inspection.

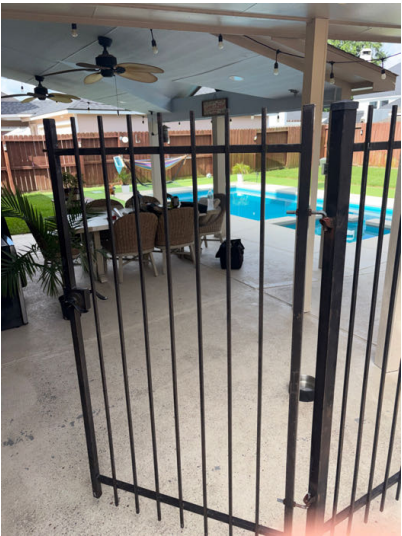
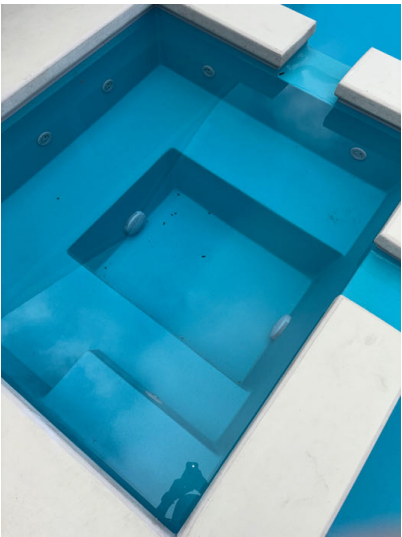
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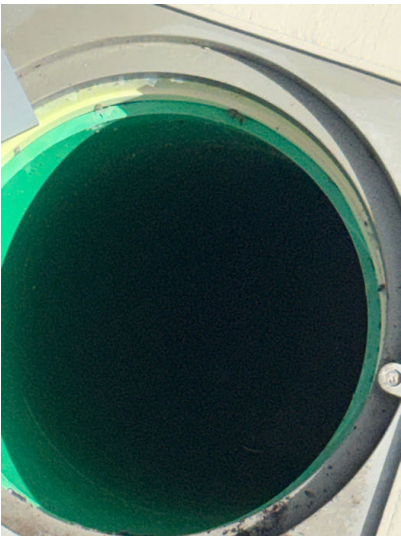
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C. Outbuildings

Materials:

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

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E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

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F. Other

Observations:

Certain non-standard systems can be unique in their installation, operation, and maintenance that they are not within the scope of a generalized home inspection. Testing, inspection, analysis, or opinion of condition or function of such non-standard systems is not within the scope of a home inspection. Such non-standard systems include, but are not limited to, central cleaning systems, water modification systems (purifiers, filters, and softeners), lawn irrigation systems, landscape lighting systems, intercom systems, security systems, trash compactors, fire suppression systems, playground equipment, free-standing fireplaces (Franklin stoves), and solar heating systems.

All ancillary equipment such as, but not limited to, cleaning or testing supplies, computer controls, covers, chlorinates, chemical dispensers, water conditioners, or ionization devices are not inspected for function

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

Report Summary

STRUCTURAL SYSTEMS

Page 5 Item: B	Grading and Drainage	The downspouts need splash-blocks at the exterior areas.
Page 15 Item: G	Doors (Interior and Exterior)	Missing door stops were observed in several areas, corrections are recommended to prevent damage to wall surfaces.
Page 16 Item: H	Windows	Broken sash wire/cord observed at upstairs bedroom window. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.() Cracked and/or broken glass was observed. Recommend repair/replace as necessary(Master Bedroom)
Page 18 Item: J	Fireplaces and Chimneys	Artificial gas logs were present within the firebox and the damper is required to be permanently blocked in the open position so as to prohibit any accidental spillage of carbon monoxide into the living space.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 27 Item: B	Cooling Equipment	The condensate pan was observed to be holding heavy rust residue. Recommend have a clean check service and further investigation by a licensed HVAC contractor to evaluate the system.
Page 29 Item: C	Duct Systems, Chases, and Vents	The plenum duct needs support straps on some and should be raised at least 6 inches and not have contact with any attic insulation. Recommend further inspection and proper installation by licensed HVAC contractor. The plenum duct should not have any contact with other ducts or any attic insulation. I recommend further inspection and proper installation by licensed HVAC contractor.