

Southern Star Inspections, LLC

Property Inspection Report



1234 Texas Street, Magnolia, TX 77355

Inspection prepared for: John Doe

Real Estate Agent: -

Date of Inspection: 3/5/2020 Time: 8:30 AM

Age of Home: 2019 Size: 4566 sqft

Weather: Sunny

This is a Phase 2 home inspection following the TREC Standards of Practice.

Inspector: Travis Kepp

License #20608

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www.SouthernStarInspections.com



PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 1234 Texas Street, Magnolia, TX 77355
(Address or Other Identification of Inspected Property)

By: Travis Kepp, License #20608 3/5/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

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:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

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 require 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.

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

Important Reminders:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, **we are still available to you for any questions you may have.**

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection **may be limited** by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **This report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Note: All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing on the street facing the front of the building or, when appropriate, the system or component being inspected. Stored items, furniture, personal belongings, vehicles, etc. all obscure and impede the inspections process. When any of these items are present, client should assume that portions of the structure, systems and components were probably concealed or otherwise overlooked. Client should not assume that every deficiency was identified, recognized, or otherwise reported.

What We Inspect:

A Home Inspection is a **non-invasive visual examination** of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and **not the prediction of future conditions.**

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect..

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. **Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.**

This is NOT a Wood Destroying Insect Inspection. If requested, Southern Star Inspections provides reputable wood destroying insect inspectors for the client to contact for more information regarding their services.

Summary page info:

On the Summary Page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. **If items are marked RED and/or "deficient", we recommend an evaluation of the entire system by a qualified technician or professional.** The complete list of items noted is found throughout the body of the report, including Normal Maintenance items.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If any area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not guarantee the integrity of any work that was done without a permit. Depending upon your needs and those who will be on this property, items listed in the **body** of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☒ **A. Foundations***Type of Foundation(s):***• Slab on Grade - Post Tension Cable**

Comments: This inspection is a visual review of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience with similar homes. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. The inspector does not enter crawl space areas less than 18". Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement or settlement. If items are marked in Red, marked as "Deficient", and/or you should you have any concern regarding the foundation, it is recommended you have a complete evaluation prior to close.

• Performance Opinion:

***IT IS IN MY OPINION that at the time of this inspection the visible areas of the foundation appears to be supporting the structure and immediate significant repair needs are not evident. The structure should be monitored for signs of differential foundation settlement, with corrective measures taken if excessive settlement occurs. Weather conditions, drainage and other adverse factors can effect structures and differential movements of foundations can occur because of them. The inspectors opinion is based on visual observations of accessible and un-obstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted by the inspector.**

• Some areas of the foundation could not be inspected due to high soils and/or construction debris.

• Post tension cables/nails have not been cut and sealed at the time of the inspection.

• Exposed post tension cable "dead end" and "live end" anchors at the front and rear elevation of the home at the time of the inspection. It is recommended to seal/patch this with a non shrinking epoxy grout to prevent corrosion of cables and cable supports. Check all.

I=Inspected

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I NI NP D



Cables not cut/sealed



Exposed dead end at front left elevation



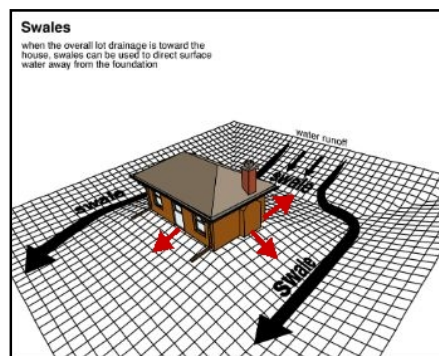
Exposed live end at rear elevation

☒ ☐ ☐ ☐

B. Grading & Drainage

Comments: Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. It is advisable to maintain at least four inches of clear area between the ground and masonry and six inches of clearance between ground and wood siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches per 10 feet. Sprinkler systems if not properly installed and adjusted to provide uniform and proper levels of moisture content in the soil, can lead to differential foundation movement. Determining flood plains is beyond the scope of this inspection. The seller/builder may have more information concerning this subject. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the Grading or Drainage, it is recommended you have a complete evaluation of the drainage system prior to close.

• Final grade has not yet been provided. The final grade will be fully evaluated during the final inspection. Determining the flood plain or the chance of rising water is not determined by this inspection. The owner/builder may have more information concerning this subject.



Example of positive drainage/grading

I=Inspected

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D=Deficient

I NI NP D

☒ ☐ ☐ ☐**C. Roof Covering Materials***Type(s) of Roof Covering:***• Clay Tile***Viewed From:***• Ground with binoculars**

Comments: As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing on the home. The inspector does not speculate on the remaining life expectancy of the roof covering. This inspection does not address future leaks nor does it certify that the roof is leak-free at time of the inspection. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof. The inspector did not determine the roof shingle fastener pattern by lifting a random sampling of shingles. It has been determined that lifting roof shingles can cause damage. Non accessible roofing surfaces are inspected from the ground with binoculars and attic only. Tiled roofing surfaces are not walked on. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the roof covering material, it is recommended that you have a complete evaluation of the roof covering system prior to close.

***Visual inspection of the roof covering components only. Roof covering material is not complete at various locations at the time of the inspection. The roof covering and all of its components will be fully evaluated during the final inspection.**



Roof covering not complete

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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D. Roof Structures and Attics*Approximate Average Depth of Insulation:*

- **No insulation in the attic at time of inspection. This will be inspected during the Final Home Inspection**

Approximate Average Thickness of Vertical Insulation:

- **No vertical insulation at time of inspection. If accessible, this will be inspected during the Final Home Inspection**

Comments: Not all areas of an attic are visible due to lack of access. This is a limited inspection of what can be viewed from a safe platform. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the roof structure, it is recommended you have a complete evaluation of the roof structure prior to close.

- **Viewed From: Interior of home/Attic Space**

- **Valley** rafter beam is excessively-notched over the front entry/dining room at the time of the inspection. Recommend strapping and/or adding plates to support altered lumber. Check all.
- **Observed several "hot walls" that are missing complete thermal barrier and/or thermal barrier is not sealed or secure. Thermal barrier/deny board should be completely secured and any rips, holes or gaps should be repaired and/or foam sealed prior to drywall installation. Check all.**



Notched rafter beam at front entry/dining room



Thermal barrier not secure in place



Gaps in thermal barrier/Not secure

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

X			X
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E. Walls (Interior and Exterior)*Wall Materials:*

- Exterior walls have siding trim installed at the time of the inspection The exterior walls will be fully evaluated during the final inspection
- Interior walls do not yet have materials installed. Interior wall material will be fully evaluated during the final inspection

Comments: All exposed walls will be inspected. Furniture, personal items, and stored items are not moved by the inspector during the inspection. It is beyond the inspectors scope to determine the condition of the wall coverings except as they pertain to structural performance or moisture penetration. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses. All siding, but especially composition or hardboard siding must be closely monitored and seams must remain sealed (especially the lower courses at ground level). If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the walls, it is recommended a complete evaluation be conducted prior to close.

- Several areas of the exterior vapor barrier material is not secured and/or sealed properly. The vapor barrier should be nailed following the manufacture requirements. Any tear, rip, and/or damaged sheathing should be taped and sealed prior to exterior cladding install. Check all.
- Seal around all gaps of electrical and/or plumbing penetrations through exterior walls to deter moisture and insect intrusion. Some areas include but not limited to: exterior light fixtures, electrical outlets, hose bibs, plumbing clean outs, vent terminations, gas lines. Check all.
- Windstorm hold-down/brace is not properly secure in place at the rear left corner of the home at the time of the inspection. Check all.
- Missing blocking at the exterior tankless water heater/master bedroom closet wall at the time of the inspection. Check all.
- Metal ties/support straps are missing at several locations of the home at the time of the inspection. These metal ties/straps will help support the lumber that has been altered by notching and/or bored holes. Areas include but are not limited to: lower media room, living room, study, lower entry closet, lower level bedroom, lower level bathroom shower, master bathroom shower, upstairs game room, upstairs hallway closet. Check all.



Secure/Seal vapor barrier at front left elevation



Repair/Seal vapor barrier at front elevation



Repair/Seal vapor barrier at upper rear elevation

I=Inspected

NI=Not Inspected

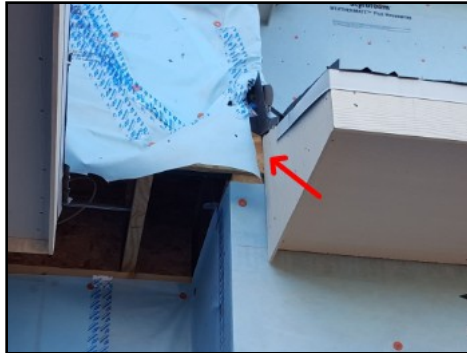
NP=Not Present

D=Deficient

I	NI	NP	D
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Secure/Seal vapor barrier at rear elevation



Repair/Seal vapor barrier at front left elevation



Repair/Seal vapor barrier at rear elevation



Seal all exterior penetrations



Seal all exterior penetrations



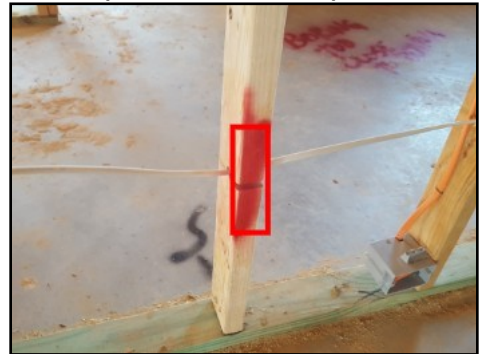
Seal all exterior penetrations/Repair



Windstorm brace not secure at rear left elevation



OSB not blocked in master closet



Missing metal tie/strap at lower media room

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D=Deficient

I	NI	NP	D
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Missing metal tie/strap at lower media room



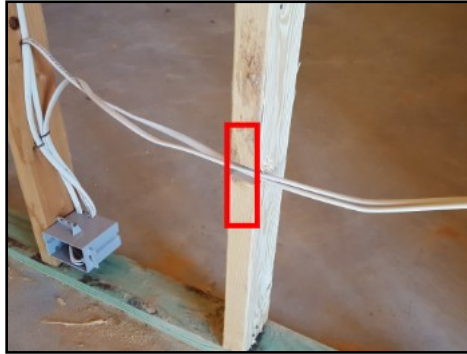
Missing metal tie/strap at living room



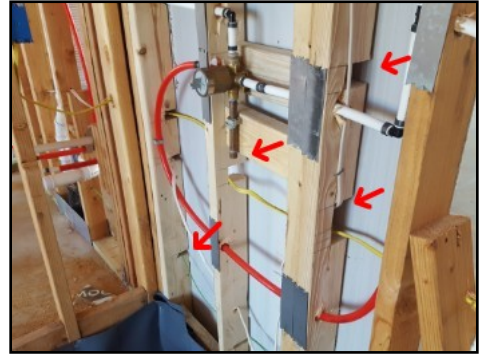
Missing metal tie/straps at study



Missing metal tie/strap at lower level closet



Missing metal tie/strap at lower level bedroom



Missing metal tie/straps at lower level shower



Missing metal tie/strap at master bathroom shower



Missing metal tie/strap at game room



Missing metal tie/straps at upstairs hallway closet

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I NI NP D

☒ ☐ ☐ ☒
F. Ceilings and Floors*Ceiling & Floor Materials:*

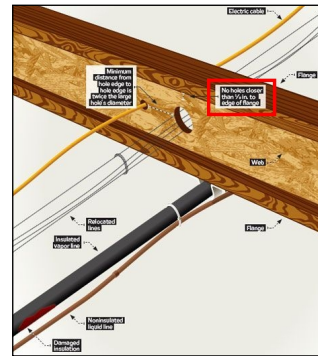
- **Finish ceiling material is not installed at this time. The ceiling material will be fully evaluated during the final home inspection**
- **Finish flooring material is not installed at this time. The floor covering will be fully evaluated during the final home inspection**

Comments: Not all interior floors are visible and/or accessible as they may be obstructed by floor coverings, furniture, stored items, construction debris, etc. It is beyond the scope of this inspection to remove any floor covering. The inspection is not required to determine the condition of the interior ceiling or floor covering except as they pertain to the structural performance and/or moisture penetration. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the ceilings and floors, it is recommended a complete evaluation of the ceilings and floors be conducted prior to close.

- **Improperly bored hole at the utility room I-joist at the time of the inspection. Holes bored in I-joists may be located vertically anywhere within the "web" however a common requirement is to leave 1/8" of "web" material (minimum) at top and bottom of hole. Recommend following the manufacture requirements for proper repair. Check all.**



Boring to low at utility room joist


☒ ☐ ☐ ☐
G. Doors (Interior and Exterior)

Comments: It is common in the course of climate changes that some doors may bind mildly or that the latches may need adjustment. We recommend having all locks re-keyed after closing and before moving in to your new home. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the doors, it is recommended that a complete evaluation be conducted prior to close.

- **Several exterior passage doors are not present at the time of the inspection. The exterior and interior doors will be inspected and operated during the final inspection.**
- **Recommend blocking left and right side of the exterior doors to limit future drywall cracks in these areas. Check all.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Front door not present



Recommend adding blocks on right side



H. Windows

Window Types:

- **Windows are made of Aluminum**
- **Single Hung**

Comments: Inspection of storm windows, awnings, shutters, or other security device is beyond the scope of the inspector. Double pane window seals may be broken without having a visible amount of condensation build-up between the panes. Obviously fogged windows are noted when observed but a complete inspection is not possible due to some light conditions, installed screens, dirt on surfaces and/or rain at time of inspection. Recommend periodically sealing around all interior and exterior windows to deter moisture and insect intrusion. If items are marked in Red, marked "Deficient", and/or should you have concern regarding the windows, it is recommended that a complete evaluation of the windows be conducted prior to close.

• **Glass is not present within window frames at various locations of the home at the time of the inspection. The windows will be fully inspected and opened/closed during the final home inspection.**

• **Window flanges are not taped/flushed per the manufacture requirements at various locations of the home at the time of the inspection. Several window frame brackets are missing securing hardware at the time of the inspection. Recommend following the manufacture installation requirements to deter moisture intrusion and/or defects in frames. Check all.**



Glass not present at front elevation



Glass not present at rear elevation



Upper jamb not flashed/taped

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Window jambs not flashed/taped



Missing securing hardware at window bracket



Missing securing hardware at window bracket

☒ ☐ ☐ ☐
I. Stairways (Interior and Exterior)

Comments: This section may contain certain deficiencies related to railings, guardrails, handrails, etc. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the stairways, it is recommended that a complete evaluation of the stairways be conducted prior to close.

- **Stair framing appeared to be installed and functioning as intended at time of the inspection.**

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J. Fireplaces and Chimneys

Locations:

- **Fireplaces are located in the living room and the rear patio**

Types:

- **Natural Gas**

Comments: It is beyond the scope for the inspector to test the Fireplace/Chimney for proper draft, conduct a smoke test or verify the integrity of the flue. The inspector is required to perform an inspection on the visible components of the fireplace/chimney only. Freestanding wood burning stoves are beyond the scope of the inspector. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the fireplace and chimney, it is recommended that a complete evaluation of the fireplace and chimney be conducted prior to close by a qualified contractor.

- ***Visual inspection of the fireplaces and chimney components only. The fireplaces will be fully evaluated and gas will be tested during the final home inspection.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☒
K. Porches, Balconies, Decks, and Carports

Comments: It is beyond the scope of the inspector to report on detached structures or waterfront structures and equipment. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the exterior porches, decks, carports, etc, it is recommended a complete evaluation be conducted prior to close.

- **All columns that are to receive brick, stone, and/or stucco should be completely wrapped with vapor barrier to protect the lumber from moisture deterioration.**
- **Moisture is trapped between the vapor barrier and support beams at various locations of the rear patio at the time of the inspection. Recommend releasing moisture and taking proper procedure to kill any mildew growth. Allow air drying prior to repairing/resealing vapor barrier. Check all.**



Moisture trapped within vapor barrier/Stains present



Moisture trapped within vapor barrier/Stains present



Moisture trapped within vapor barrier/Stains present



Moisture trapped within vapor barrier/Stains present

☒ ☐ ☐ ☐
L. Other

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Right elevation of home



Left elevation of home



Rear elevation of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

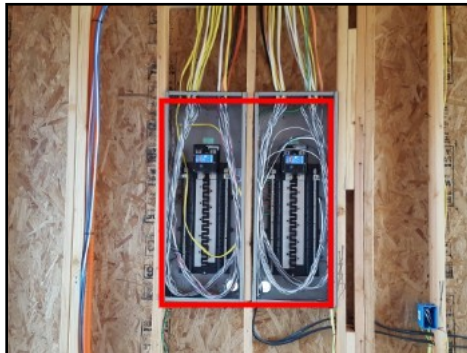
- **Main electrical panels are located within the garage**

Materials & Amp Rating:

- **Wiring within the main electrical panel will be fully inspected during the final home inspection**

Comments: The inspector is not required to determine the service capacity amps, voltage capacity, or the capacity of the system relative to present or future use or requirements. The inspector is not required to conduct voltage drop calculations or determine the accuracy of the breaker labeling. The electrical service panel will be opened and inspected unless a safety hazard presents itself. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the electrical service, it is recommended a complete evaluation be conducted prior to close.

- **Service entrance is underground. Not inspected at this time. Wiring and breakers within the main electrical panel will be fully inspected during the final home inspection.**



Main electrical panels located within garage

I=Inspected

NI=Not Inspected

NP=Not Present

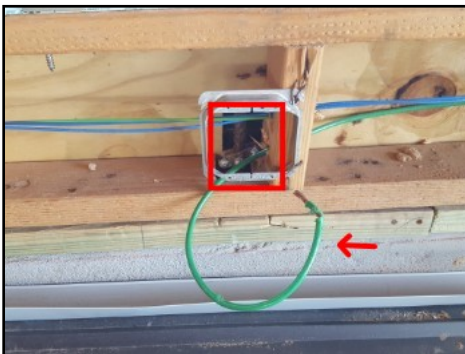
D=Deficient

I NI NP D

X			X
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B. Branch Circuits, Connected Devices, and Fixtures*Type of Wiring:***• Copper wiring****• Main breaker amperage is unknown at this time**

Comments: Ground Fault Circuit Interrupter (GFCI) outlets are required in the garage, bathrooms, kitchen, and all exterior outlets/wet areas. If home was constructed before this rule was implemented, it is not required to upgrade but is highly recommended. Items not inspected include but are not limited to: cable, telephone, computer, speaker, photocells, low voltage, intercom systems, electric gates and doors, yard and tree lighting. Smoke detectors are tested by pressing the test button on each detector. Smoke detectors are not tested for actual "smoke" detection. Smoke alarms are not checked when a security system is in place. If items are marked in Red, marked as "Deficient", and/or should you have concern with the branch circuits or fixtures, it is recommended a complete evaluation be conducted prior to close.

• *Visual inspection of the branch circuit components only. Outlets, switches, and fixtures will be tested during the final home inspection.**• Electrical panel grounding wire is not connected to the UFER bar within the two car garage at the time of the inspection.****• Electrical junction box is not properly blocked/secure in place at the study at the time of the inspection. Check all.****• Protect branch wiring from direct contact with the gas supply lines located at various locations of the home. LOCATIONS include but are not limited to: garage, powder bathroom, master closet, upstairs game room. Check all.****• Missing protective nail plates for branch wires at several locations throughout the home. Holes closer than 1 1/4" from edge of member shall be protected with nail guards. These metal plates protect wires from being damaged with drywall and/or cabinet nails. Areas include but are not limited to: pool bathroom, garage, utility room, morning area, wine room, living room, study, master bedroom hallway, study, master bedroom, game room. Check all.**

Ground wire not connected to Ufer bar



Junction box not blocked/secure



Protect wire from gas line at garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Protect wires from gas line at garage



Protect wires from gas line at powder bathroom



Protect wire from gas line at master closet



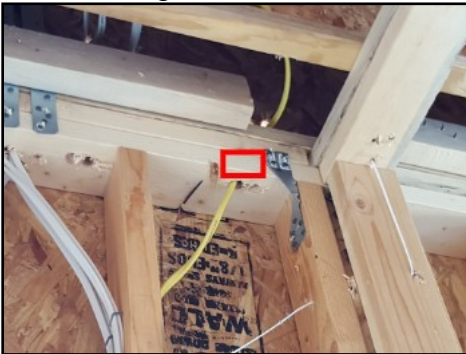
Protect wire from gas line at game room



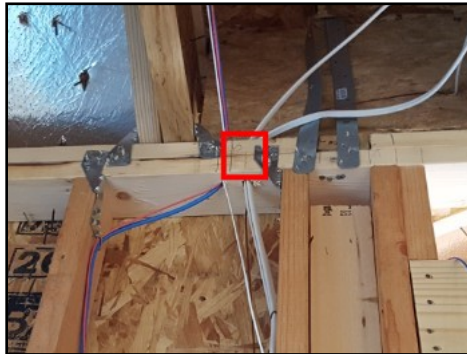
Missing nail guard at pool bathroom



Missing nail guards at garage



Missing nail guard at pool bathroom



Missing nail guard at utility room



Missing nail guard at morning area

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing nail guards at morning area



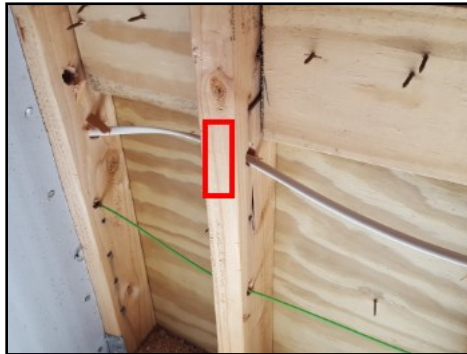
Missing nail guard at wine room



Missing nail guard at living room



Missing nail guard at master bedroom hallway



Missing nail guard at study



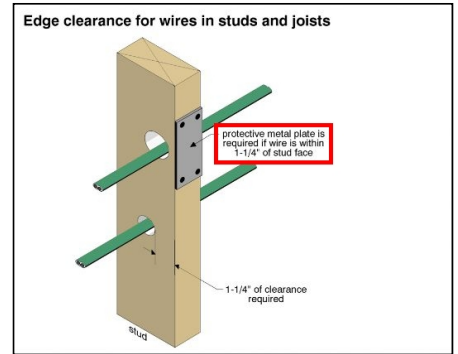
Missing nail guard at master bedroom



Missing nail guard at master bedroom



Missing nail guard at game room



Proper nail guard placement

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐

A. Heating Equipment

Type of Systems:

- **2 Central Forced-Air**

- **Furnaces/Air handlers are located in the upper and lower attic spaces**

Energy Sources:

- **Natural Gas**

Comments: Inspection of the HVAC equipment is by operation of system only. Checking humidifiers, electronic air filters, and proper air flow is not included in this inspection. Full evaluation of the gas heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. If the units have not been serviced in the last 12 months, we recommend having the units serviced by a licensed technician. We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Heat pump systems are not tested when ambient temperatures are above 65 degrees Fahrenheit to avoid damaging the system. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the heating equipment, it is recommended that a complete evaluation of the heating equipment be conducted prior to close.

- ***Visual inspection of the heating equipment components only. The gas furnace will be inspected and tested during the final home inspection.**

☐ ☒ ☐ ☐

B. Cooling Equipment

Type of Systems:

- **A/C condensing units** will be located on the left and right elevation of the home

Comments: Inspection of the HVAC equipment is by operation of system only. Testing for leaks, efficiency, or disassembling equipment are not within the scope of the inspection. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning units are not tested. We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the cooling equipment it is recommended that a complete evaluation of the cooling equipment be conducted prior to close.

- ***Visual inspection of the cooling equipment components only. The system will be inspected and tested during the final home inspection.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Condensing unit located at left elevation



Secondary drain lines at front elevation



Condensing unit located at right elevation



Secondary drain line at right elevation

X			X
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C. Duct System, Chases, and Vents

Comments: The purpose of this inspection is to determine the ability of the ductwork to reasonably distribute conditioned air throughout the home. Ductwork is checked for significant visible deficiencies. Ducts that are concealed by insulation, enclosed in chases and walls are not accessible to the inspector and are not checked for damage. This is not an inspection of air quality. If items are marked in Red, marked as "Deficient", and/or you should have concern regarding the ducts and vents, it is recommended that a complete evaluation be conducted prior to close.

- ***Visually inspected the accessible areas of the HVAC ductwork only.**
- **HVAC ductwork between the floor space and within the attic spaces are in contact with one another at various locations at the time of the inspection. All HVAC ductwork should be separated so not to cause condensation to build up. Check all.**

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

I	NI	NP	D
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HVAC ducts in contact with one another

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

X			X
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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter:

- **Front left of property by street curb**

Location of Main Water Supply Valve:

- **Exterior of structure on the front elevation of the home**

Comments: Plumbing is an important concern in any structure. Some problems may be undetectable due to being within the walls and/or underground, in floors or in the slab. Washing machine hot and cold and icemaker lines are not tested during inspection. Only visible plumbing components are inspected. Private water wells, septic systems, water softeners and filter systems are beyond the scope of this inspection. Shut off valves are not tested due to possibility of leaking or breaking after long periods of being inactive. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the water supply system, it is recommended a complete evaluation be conducted prior to close.

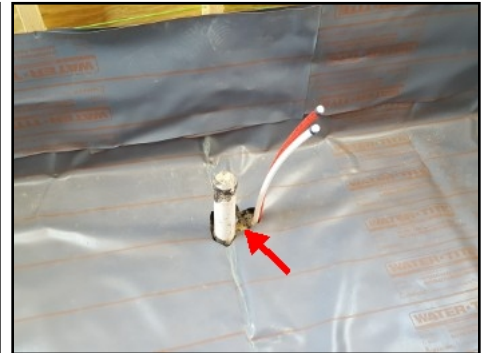
- **Type = PEX Piping**
- ***Visual inspection of the plumbing supply components only.**
- **Static Water Pressure Reading: will be evaluated at the final home inspection**
- **Vapor barrier is torn/damaged at the master bathroom shower at the time of the inspection. Properly repair/seal vapor barrier and water test prior to moving forward with mud-set/tile install.**



Water meter location



Main water shut off valve



Seal vapor barrier at master shower

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Comments: Drain lines for washing machines, icemakers, water conditioning systems, drain pumps or water ejection pumps are beyond the scope of this inspection. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the drains, wastes, or vents, it is recommended a complete evaluation be conducted prior to close.

- **Type = PVC**
- **Main sewer clean out is located at the exterior front right elevation of the home.**
- ***Visual inspection of the drain system components only. Drains will be evaluated for leaks and blockage during the final home inspection.**



Main sewer clean at front right elevation

☐ ☒ ☐ ☐**C. Water Heating Equipment**

Energy Source:

- **Water heaters are gas powered**
- **Tankless water heaters will be located at the exterior right elevation of the home and within the left elevation garage**

Capacity:

Comments: Emergency drain pan lines are not tested for proper drainage. The Temperature and Pressure Relief Valve(s) on water heater(s) are not operated. It is common for the valve to not properly re-seat after operation. It is advised that the Temperature and Pressure Relief Valve(s) be serviced according to the manufacturers instructions. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the water heater equipment, it is recommended a complete evaluation be conducted prior to close.

- ***Visual inspection of the water heater components only. The water heaters will be evaluated during the final home inspection when installation is complete and water supply to water heater is present.**

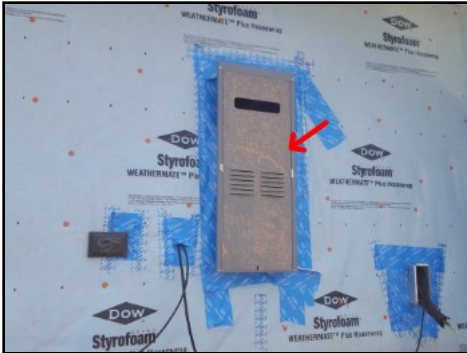
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Tankless water heater location



Drain line termination at right elevation



Tankless water heater located in garage



Drain line termination at left elevation

☐ ☒ ☒ ☐
D. Hydro-Massage Therapy Equipment

Comments: Do not leave small children unattended in the unit or tub. Intake ports can have high suction which may catch hair and draw it into the intake/suction port, resulting in drowning. Hydro-Massage tubs, if not properly cleaned and maintained, can be the source of microbial and bacterial growth. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the equipment, it is recommended a complete evaluation be conducted prior to close.

- **Not installed at the time of the inspection. If present, inspector will fully evaluate the Hydro-Massage Therapy Tub at the final home inspection.**

☒ ☐ ☐ ☐
E. Other

Comments: This is not a gas line pressure inspection or pressure test. Many of gas supply lines are buried underground or located in walls and buried under insulation. Inspector notes gas leaks and improper installation at accessible gas supply connections and or shut off valves. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the gas supply, it is recommended a complete evaluation be conducted prior to close.

- ***Visual inspection of the gas supply components only. The main gas meter and shut off valve is not present at the time of the inspection.**

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

I	NI	NP	D
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Gas meter location

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

☐ ☒ ☒ ☐
A. Dishwashers

Comments: Units are inspected in normal wash cycle only. We recommend operating the dishwasher in other cycles prior to closing. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the dishwasher, it is recommended that a complete evaluation be conducted prior to close.

- **Not installed at the time of the inspection. If present, inspector will fully evaluate during the final home inspection.**

☐ ☒ ☒ ☐
B. Food Waste Disposers

Comments: If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the food waste disposer, it is recommended a complete evaluation be conducted prior to close.

- **Not installed at the time of the inspection. If present, inspector will fully evaluate during the final home inspection**

☐ ☒ ☒ ☐
C. Range Hood and Exhaust Systems

Comments: If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the range exhaust vent, it is recommended that a complete evaluation be conducted prior to close.

- **Not installed at the time of the inspection. If present, inspector will fully evaluate during the final home inspection**

☐ ☒ ☒ ☐
D. Ranges, Cooktops, and Ovens

Comments: Timers and clocks on ovens, ranges, and other household appliances are not checked for accuracy over long term operation. Self-cleaning cycle is not tested due to the extensive time necessary for operation. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the range and cooktop, it is recommended that a complete evaluation be conducted prior to close.

- **Not installed at the time of the inspection. If present, inspector will fully evaluate during the final home inspection**

☐ ☒ ☒ ☐
E. Microwave Ovens

Comments: Microwaves are tested for heating only using normal operating controls. Microwaves are not tested for leaks and/or efficiency. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the microwave, it is recommended that a complete evaluation be conducted prior to close.

- **Not installed at the time of the inspection. If present, inspector will fully evaluate during the final home inspection**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐
F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Exhaust fans must discharge to the building exterior through a proper exhaust vent dampered/weather protected hood. Terminating exhaust vents in attic is prohibited. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the exhaust fans, it is recommended that a complete evaluation be conducted prior to close.

- ***Visual inspection of the exhaust fan duct components only. Exhaust vents terminated to the exterior as required at the time of the inspection.**

☐ ☒ ☒ ☐
G. Garage Door Operators

Door Type:

Comments: It is important to keep all safety/pressure sensitivity components in proper adjustment and in good working order. Units should have electric eye sensors. It is recommended that you consider upgrading your unit if these are not present. Recommend reprogramming remote door opening controls upon move in. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the garage door system, it is recommended that a complete evaluation be conducted prior to close.

- ***Visual inspection of the garage door operator components only. Not installed at the time of the inspection. If present, inspector will fully evaluate during the final home inspection**

☒ ☐ ☐ ☐
H. Dryer Exhaust Systems

Comments: Interior of vent pipes are not within the scope of an inspection, and are not tested for air flow. Inspection of Dryer Vent is of visual components only. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the dryer vent, it is recommended that a complete evaluation be conducted prior to close.

- ***Visually inspected accessible areas of the dryer vent only. Vent terminates through the wall at the front elevation of the home.**



Dryer vent termination

☐ ☒ ☒ ☐
I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☐ ☒ ☒ ☐
A. Landscape Irrigation (Sprinkler) Systems

Comments: Sprinkler systems if not properly installed and adjusted to provide uniform and proper levels of moisture content in the soil, can lead to differential foundation movement. If the sprinkler system is inspected as part of this inspection, system is tested in the manual mode only. Water spray from the sprinkler system should be directed away from the structure and any decks, fences, or outbuildings. It is unknown if a check valve is installed at the water meter to prevent the sprinkler water from entering the main potable water system. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the sprinkler system, it is recommended a complete evaluation be conducted prior to close.

- **Sprinkler system was not present at time of inspection. Recommend installing an automatic irrigation system to help maintain constant soil moisture around the foundation walls. Soils in the Houston area that receive too much or too little water can affect the performance of the foundation.**

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

Type of Construction:

Comments: If the swimming pool is inspected as part of this inspection, the swimming pool timers are inspected in the manual mode only.

- **Pool and or spa are not present at time of the inspection.**

☐ ☒ ☒ ☐
C. Outbuildings

Materials:

Comments:

- **Out buildings are not present at time of inspection**

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

Type of Pump:

Type of Storage Equipment:

Comments: If a private water well is present, a coliform analysis is recommended.

- **Water well is not present at time of the inspection.**

☐ ☒ ☒ ☐
E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

- **Septic system is not present at time of inspection.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other*Comments:*

- Insect repellent system is not within the scope of the inspection. Recommend consulting with the builder regarding the proper operation and maintenance schedule.
- Low voltage wiring/sound system equipment is not within the scope of the inspection. Recommend consulting with builder regarding proper maintenance and use.



Not within scope of inspection



Not within scope of inspection



Not within scope of the inspection

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> Exposed post tension cable "dead end" and "live end" anchors at the front and rear elevation of the home at the time of the inspection. It is recommended to seal/patch this with a non shrinking epoxy grout to prevent corrosion of cables and cable supports. Check all.
Page 7 Item: D	Roof Structures and Attics	<ul style="list-style-type: none"> Valley rafter beam is excessively-notched over the front entry/dining room at the time of the inspection. Recommend strapping and/or adding plates to support altered lumber. Check all. Observed several "hot walls" that are missing complete thermal barrier and/or thermal barrier is not sealed or secure. Thermal barrier/denry board should be completely secured and any rips, holes or gaps should be repaired and/or foam sealed prior to drywall installation. Check all.
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> Several areas of the exterior vapor barrier material is not secured and/or sealed properly. The vapor barrier should be nailed following the manufacture requirements. Any tear, rip, and/or damaged sheathing should be taped and sealed prior to exterior cladding install. Check all. Seal around all gaps of electrical and/or plumbing penetrations through exterior walls to deter moisture and insect intrusion. Some areas include but not limited to: exterior light fixtures, electrical outlets, hose bibs, plumbing clean outs, vent terminations, gas lines. Check all. Windstorm hold-down/brace is not properly secure in place at the rear left corner of the home at the time of the inspection. Check all. Missing blocking at the exterior tankless water heater/master bedroom closet wall at the time of the inspection. Check all. Metal ties/support straps are missing at several locations of the home at the time of the inspection. These metal ties/straps will help support the lumber that has been altered by notching and/or bored holes. Areas include but are not limited to: lower media room, living room, study, lower entry closet, lower level bedroom, lower level bathroom shower, master bathroom shower, upstairs game room, upstairs hallway closet. Check all.
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> Improperly bored hole at the utility room I-joint at the time of the inspection. Holes bored in I-joists may be located vertically anywhere within the "web" however a common requirement is to leave 1/8" of "web" material (minimum) at top and bottom of hole. Recommend following the manufacture requirements for proper repair. Check all.

Page 12 Item: H	Windows	<ul style="list-style-type: none">• Window flanges are not taped/flushed per the manufacture requirements at various locations of the home at the time of the inspection. Several window frame brackets are missing securing hardware at the time of the inspection. Recommend following the manufacture installation requirements to deter moisture intrusion and/or defects in frames. Check all.
Page 14 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none">• Moisture is trapped between the vapor barrier and support beams at various locations of the rear patio at the time of the inspection. Recommend releasing moisture and taking proper procedure to kill any mildew growth. Allow air drying prior to repairing/resealing vapor barrier. Check all.

ELECTRICAL SYSTEMS

Page 17 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none">• Electrical panel grounding wire is not connected to the UFER bar within the two car garage at the time of the inspection.• Electrical junction box is not properly blocked/secure in place at the study at the time of the inspection. Check all.• Protect branch wiring from direct contact with the gas supply lines located at various locations of the home. LOCATIONS include but are not limited to: garage, powder bathroom, master closet, upstairs game room. Check all.• Missing protective nail plates for branch wires at several locations throughout the home. Holes closer than 1 1/4" from edge of member shall be protected with nail guards. These metal plates protect wires from being damaged with drywall and/or cabinet nails. Areas include but are not limited to: pool bathroom, garage, utility room, morning area, wine room, living room, study, master bedroom hallway, study, master bedroom, game room. Check all.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 21 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none">• HVAC ductwork between the floor space and within the attic spaces are in contact with one another at various locations at the time of the inspection. All HVAC ductwork should be separated so not to cause condensation to build up. Check all.
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PLUMBING SYSTEM

Page 23 Item: A	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none">• Vapor barrier is torn/damaged at the master bathroom shower at the time of the inspection. Properly repair/seal vapor barrier and water test prior to moving forward with mud-set/tile install.
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