



www.XStreamInspections.com
972-492-7920



PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 warrant ability 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>). REI 7-5 (05/4/2015)

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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.

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

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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

SCOPE OF INSPECTION: This Inspection Report was written in accordance with the Standards of Practice 535.227-535.233 of the Texas Real Estate Commission (TREC).

The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as specified in the TREC Standards of Practice. **The Inspector will not disassemble items at the property. Inspector will not remove or damage walls, floors, wall coverings, floor coverings, or other obstructions.** For example, furniture, rugs, paintings, or other furnishings will not be moved.

Xstream Inspections, PC (XIPC) is a general real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. **There is no responsibility expressed or implied for latent defects, future performance of any items or for defects not reasonably observable at the time of inspection. Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation is by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. Client acknowledges that the Inspector performs a general inspection, and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.**

XIPC does not inspect for building codes, soil analysis, and adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. The inspection and Inspection Report do not address, and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon, and contaminants in soil, water, or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood Destroying Insect Report prior to closing.

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items at the property inspected. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Home Warranty or Insurance Underwriting purposes.

The recipient of this Report, as identified above, agrees and understands that the maximum liability incurred by Xstream Inspections, PC and Shelly Morgan the owner of Xstream Inspections, PC, if any, to the receipt shall be limited to the amount of the fee paid for the Inspection.

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HOME INSPECTION AGREEMENT: Client acknowledges that this Inspection Report is subject to all the terms and conditions of the previously executed Home Inspection Agreement, signed by the Client, including specifically and without limitation the provisions of such Home Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney’s Fees, and Exclusivity.

THIS REPORT IS OUR INVOICE

Client Signature: _____ Date: _____

- Property Faces:**
- Weather Conditions:**
- Parties Present:**
- Occupied or Vacant:**
- Inspection Fee:**

New Construction

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I. STRUCTURAL SYSTEMS

A. Foundations

NOTE: Foundations on clay-based soils require adequate and evenly distributed moisture around all the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to ponding alongside or under any part of the foundation. Depending on the design and construction of pier and beam foundation, periodic leveling may be required.

Type of Foundation(s): Post Tension

Comments:

The home's new foundation has no signs of movement at this time. As with all foundations proper drainage and consistent watering will be important to this foundation's future.

DEFICIENT ITEM(S) – FOUNDATIONS

One area of the exterior foundation wall has signs of spalling at the front driveway, between both garages.

There are two missing stones at the back retaining wall.

The sod is excessively wet and/or dead at the right side of the structure.

One post tension cable needs to be trimmed and covered at the front driveway/sidewalk area.

The drainage is deficient at the left side of the structure with visible erosion present at the a/c pad. That area of the grade has standing water and may require a French drain to ensure that water is properly routed away from the swale area between the two structures.

There are rough areas and/or damaged spots at the interior garage floor.

The right side grade area may not have enough sunlight for sod to be able to grow. If this is the case, you may want to consider installing some type of gravel, river rock and/or drainage component to ensure that even moisture content is maintained around all sides of the structure.



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B. Grading & Drainage

Comments:

NOTE: Proper drainage is defined as grass and landscaping in place in such a way as to move water away from the foundation and to have no low spots to allow ponding next to the foundation.

DEFICIENT ITEMS: Grading & Drainage

There is standing water along the right and back right sides of the structure. I am unable to verify if the swale is properly graded to ensure proper water runoff.

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The sod is planted higher than the back right fence. This can prevent water from running away from the property and/or cause the fence picket to rot with excessive moisture.



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C. Roof Covering Materials

NOTE: Not all rooms are walked on during the inspection due to high, slope of the roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures affect all roofing materials from day to day). A periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

Type(s) of Roof Covering: Asphalt (Composition) shingles

Viewed From: Inspected from ground level with binoculars due to pitch and height

Comments:

DEFICIENT ITEMS: Roof Covering Materials

There are construction nails lying on the rooftop at a couple of locations.

There are nail lifted shingles present at the front entry, back and left sides of the structure.

There looks to be a piece of plastic and/or damaged area at the back static vent.

It is my recommendation that you have all of the nail lifted shingles properly secured and all of the nails and/or construction debris that is lying on the rooftop removed.

NEW CONSULTATION

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D. Roof Structure & Attics

NOTE: Not all areas of the roof structure were accessible at the time of this inspection.

Viewed From: Interior of Attic at pull down and two walk out areas

Approximate Average Depth of Insulation: 13+”

Approximate Average Thickness of Vertical Insulation: 4” to 6”

Comments:

Radiant Barrier is present at the decking areas to assist with energy efficiency.

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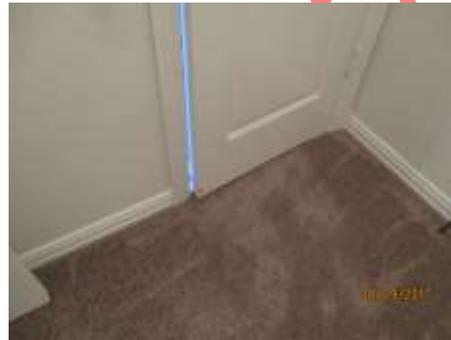
The insulation appears to be evenly distributed across the attic area.

DEFICIENT ITEMS: ROOF STRUCTURE AND ATTIC

The upper media room walkout attic area has a door that drags on the threshold.

There is an area of the upper left walkout that needs a landing area for safety purposes.

One of the framing members is not properly secured at the upper left walkout area.



E. Walls (Interior & Exterior)

Comments:

DEFICIENT ITEMS: Walls (Interior & Exterior)

There is a triangular shaped hole in the upper walkout attic area where the water heaters are located.

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Some cabinet doors need to be adjusted to operate properly and to have even gaps.

There are excessive openings present at the back exterior patio areas, see dots.

One upper level door frame is damaged, see dot.

There is a mortar crack visible at the left side of the garage. See dot.

The bottom of one piece of wood trim needs to be painted at the right front side of the structure.

The exterior wall vents are not installed level at the right side of the structure.

One of the exterior vents needs to be painted to prevent rust.

There appears to be mortar spots and/or overspray at the masonry above the garage area. It may be necessary to power wash or acid wash the brick to ensure that all of white spots are removed.

There is a small overcut area in the cabinet under the gas cooktop.

Caulk, paint, and/or texture repairs are needed at several interior and exterior walls. See dots.

Several areas of the interior cabinets need stain touch-ups.

There are rust colored areas present at the countertop at the master bathroom.

Some of the exterior walls have voids in the expansion joint fillers.

There is a small area at the front left exterior soffit, see dot.

Some cabinets have scratches on the surface areas, see dots.

Some of the siding pieces need paint touch up at the breakfast area.

Several of door hinges and/or screws need paint touch-ups.

The back side of the fascia board is not painted at the right side of the structure.

A couple of nails are sticking out at the cabinet area at the range hood in the kitchen.

Report Identification:

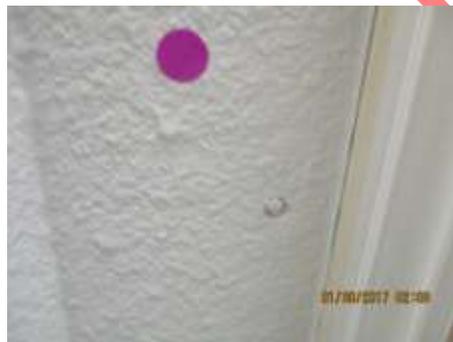
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F. Ceilings & Floors

Comments:

DEFICIENT ITEMS: Ceilings & Floors

Paint and/or texture touch-ups are needed at some interior ceilings, see dots.

There is an open mortar joint present between the wood floor covering and kitchen tile areas.

There is an open mortar joint present at the floor where the refrigerator insert is located.



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G. Doors (Interior & Exterior)

Comments:

DEFICIENT ITEMS: Doors (Interior & Exterior)

The front and back door thresholds need to be supported.

The utility room door makes contact with the mechanical wall panel and not the door stop.

The upper media room attic access door drags on the door frame.

The back exit door is not flush in the frame.

The lower powder bathroom has hardware that does not latch properly.

The self-closing mechanisms need to be adjusted to operate properly.

The French doors need to be adjusted as there is a large gap against the jamb, and the hinges are not fully seated. See dots.

H. Windows

Comments:

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

Type of Windows: Vinyl

Type of Glazing: Thermal seal

All of the windows are excessively dirty and difficult to detect failure.

I. Stairways (Interior & Exterior)

Comments:

All of the riser landings and handrails are in good condition. No deficiencies were observed at the time of this inspection.

J. Fireplaces and Chimneys

Comments:

DEFICIENT ITEMS: Fireplaces & Chimneys

I was unable to test the gas starter bar as my key did not fit the valve.

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K. Porches, Balconies, Decks, and Carports

Comments:

Note: For safety reasons wood decks and stairs should be checked frequently for loose boards, screws, and/or nails. All cement slabs, (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide and are shrinkage cracks.

The porch(es)/patio appears to be in reasonable condition and properly sloped away from the structure.

L. Other - Doorbell

Comments:

INTERCOMS / TELEPHONE WIRE / SPEAKERS NOT INSPECTED

Produced an audible sound.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The main breaker box appears to be properly installed wired and grounded.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

GFCI's Located at: Kitchen/Exterior/Garage/Bathrooms

Smoke Alarms Located at: Sleeping Rooms/Hallways

Comments:

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke alarms are not checked when a security system is in place.

DEFICIENT ITEMS: Branch Circuits, Connected Devices, and Circuits

Some of the sconce screws are not properly sized.

The chandelier over the stair case is chipped and/or cracked.

One of the bathroom lights has a bulb that is not operable, replace the bulb and recheck.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas (2)

Comments:

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 °F.

Both of the gas heating unit(s) produced temperatures in excess of 100° when placed in heating mode.

DEFICIENT Items: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The blue plastic needs to be removed from the units in the attic.

B. Cooling Equipment

Type of Systems: Central Forced Air System (2)

Comments:

Note: 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. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor.

The exterior temperatures were below 60° and the cooling the unit could not be operated.

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DEFICIENT ITEMS: COOLING EQUIPMENT

There are signs of previous water stains and/or debris present in both drain pans in the attic.

There are no flood stop switches present at either of the units in the attic.



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C. Duct System, Chases, and Vents

Comments:

Consistent temperatures readings were produced at supply registers.

All of the A/C ducts are properly suspended to ensure consistent airflow



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Curb

Location of main water supply valve: Unable to locate

Static water pressure reading: 50-60 psi at 9am

Comments:

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain system.

All fixtures were run for 1 minute to look for leaks.

Shower(s) checked for 5-10 minutes for the possibility of leaks.

Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated. Tub overflows are not inspected.

Refrigerator water supply lines and valves not inspected.

DEFICIENT ITEMS: Plumbing Supply, Distribution Systems and Fixtures

One of the upper bathroom sink fixtures is loose on the countertop, see dot.

Two of the tubs have surface scratches in them, see dot.



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B. Drains, Wastes, and Vents

Comments:

Note: Only visible and accessible waste lines are checked.

Exterior cleanout ports in the ground, not inspected.

Water flowed normally at all supply locations.

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C. Water Heating Equipment

Energy Source: Gas (2)

Capacity: 50 gallon

Comments:

The lever on the Temperature and Pressure (known as T & P valve) relief valve(s) was not operated manually because of the possibility of damage to personal property.

The water heater(s) is operating and delivering hot water to all fixtures at this time.



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D. Hydro-Massage Therapy Equipment

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E. Other

Comments:

V. APPLIANCES

A Dishwasher

Comments:

The dishwasher operated to control, the soap dispenser appeared to function properly, and there were no signs of leaks.

B. Food Waste Disposer

Comments:

DEFICIENT Items: Food Waste Disposer

The unit is seized up and was not operable at the time of this inspection.

C. Range Hood and Exhaust Systems

Comments:

The unit responded to controls, fan and light operated at all speeds/settings, and filters are in place.

D. Ranges, Cooktops, and Ovens

Comments:

The oven produced a reading of 354°F at a 350 °F setting in BAKE mode. This is within the acceptable range of ±25 °F.

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E. Microwave Oven

Comments:

The unit responded to control and passed the water heat test.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust fans responded to control without excessive noise or vibration and vents terminated to the exterior.

G. Garage Door Operators

Comments:

DEFICIENT ITEMS: Garage Door Opener

The unit does not auto reverse with hand resistance.

H. Dryer Exhaust Systems

Comments:

Note: Laundry equipment is not moved to check vents.

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The dryer vent is properly vented to the exterior.

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

Backflow Preventer in Place: yes
Number of Zones: 8

DEFICIENT ITEMS: LANDSCAPE IRRIGATION

Some spray heads need to be adjusted as they are spraying onto the structure and/or into the weep holes at the back patio area.

There is a head that leans at the right side of the driveway.

The drip lines at the front median leak when the water supply is off.

It is my recommendation that that irrigation system checked and repaired by the installation company to ensure that all deficiencies are properly repaired.



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I NI NP D

Inspection Item

ADDENDUM: REPORT SUMMARY

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

DEFICIENT ITEM(S) – FOUNDATIONS

One area of the exterior foundation wall has signs of spalling at the front driveway, between both garages.

There are two missing stones at the back retaining wall.

The sod is excessively wet and/or dead at the right side of the structure.

One post tension cable needs to be trimmed and covered at the front driveway/sidewalk area.

The drainage is deficient at the left side of the structure with visible erosion present at the a/c pad. That area of the grade has standing water and may require a French drain to ensure that water is properly routed away from the swale area between the two structures.

There are rough areas and/or damaged spots at the interior garage floor.

The right side grade area may not have enough sunlight for sod to be able to grow. If this is the case, you may want to consider installing some type of gravel, river rock and/or drainage component to ensure that even moisture content is maintained around all sides of the structure.

DEFICIENT ITEMS: Grading & Drainage

There is standing water along the right and back right sides of the structure. I am unable to verify if the swale is properly graded to ensure proper water runoff.

The sod is planted higher than the back right fence. This can prevent water from running away from the property and/or cause the fence picket to rot with excessive moisture.

DEFICIENT ITEMS: Roof Covering Materials

There are construction nails lying on the rooftop at a couple of locations.

There are nail lifted shingles present at the front entry, back and left sides of the structure.

There looks to be a piece of plastic and/or damaged area at the back static vent.

It is my recommendation that you have all of the nail lifted shingles properly secured and all of the nails and/or construction debris that is lying on the rooftop removed.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>). REI 7-5 (05/4/2015)

Report Identification:

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DEFICIENT ITEMS: ROOF STRUCTURE AND ATTIC

The upper media room walkout attic area has a door that drags on the threshold.

There is an area of the upper left walkout that needs a landing area for safety purposes.

One of the framing members is not properly secured at the upper left walkout area.

DEFICIENT ITEMS: Walls (Interior & Exterior)

There is a triangular shaped hole in the upper walkout attic area where the water heaters are located.

Some cabinet doors need to be adjusted to operate properly and to have even gaps.

There are excessive openings present at the back exterior patio areas, see dots.

One upper level door frame is damaged, see dot.

There is a mortar crack visible at the left side of the garage. See dot.

The bottom of one piece of wood trim needs to be painted on the right front side of the structure.

The exterior wall vents are not installed level at the right side of the structure.

One of the exterior vents needs to be painted to prevent rust.

There appears to be mortar spots and/or overspray at the masonry above the garage area. It may be necessary to power wash or acid wash the brick to ensure that all of white spots are removed.

There is a small overcut area in the cabinet under the gas cooktop.

Caulk, paint, and/or texture repairs are needed at several interior and exterior walls. See dots.

Several areas of the interior cabinets need stain touch-ups.

There are rust colored areas present at the countertop at the master bathroom.

Some of the exterior walls have voids in the expansion joint fillers.

There is a small area at the front left exterior soffit, see dot.

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Some cabinets have scratches on the surface areas, see dots.

Some of the siding pieces need paint touch up at the breakfast area.

Several of door hinges and/or screws need paint touch-ups.

The back side of the fascia board is not painted at the right side of the structure.

A couple of nails are sticking out at the cabinet area at the range hood in the kitchen.

DEFICIENT ITEMS: Ceilings & Floors

Paint and/or texture touch-ups are needed at some interior ceilings, see dots.

There is an open mortar joint present between the wood floor covering and kitchen tile areas.

There is an open mortar joint present at the floor where the refrigerator insert is located.

DEFICIENT ITEMS: Doors (Interior & Exterior)

The front and back door thresholds need to be supported.

The utility room door makes contact with the mechanical wall panel and not the door stop.

The upper media room attic access door drags on the door frame.

The back exit door is not flush in the frame.

The lower powder bathroom has hardware that does not latch properly.

The self-closing mechanisms need to be adjusted to operate properly.

The French doors need to be adjusted as there is a large gap against the jamb, and the hinges are not fully seated. See dots.

DEFICIENT ITEMS: Fireplaces & Chimneys

I was unable to test the gas starter bar as my key did not fit the valve.

DEFICIENT ITEMS: Branch Circuits, Connected Devices, and Circuits

Some of the sconce screws are not properly sized.

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The chandelier over the stair case is chipped and/or cracked.

One of the bathroom lights has a bulb that is not operable, replace the bulb and recheck.

DEFICIENT Items: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The blue plastic needs to be removed from the units in the attic.

DEFICIENT ITEMS: COOLING EQUIPMENT

There are signs of previous water stains and/or debris present in both drain pans in the attic.

There are no flood stop switches present at either of the units in the attic.

DEFICIENT ITEMS: Plumbing Supply, Distribution Systems and Fixtures

One of the upper bathroom sink fixtures is loose on the countertop, see dot.

Two of the tubs have surface scratches in them, see dot.

DEFICIENT Items: Food Waste Disposer

The unit is seized up and was not operable at the time of this inspection.

DEFICIENT ITEMS: Garage Door Opener

The unit does not auto reverse with hand resistance.

DEFICIENT ITEMS: LANDSCAPE IRRIGATION

Some spray heads need to be adjusted as they are spraying onto the structure and/or into the weep holes at the back patio area.

There is a head that leans at the right side of the driveway.

The drip lines at the front median leak when the water supply is off.

It is my recommendation that that irrigation system checked and repaired by the installation company to ensure that all deficiencies are properly repaired.