

## 1920's Home



**January 29, 2019**

Elite Inspection Group

P.O. Box 2205

Frisco, TX 75034

469-818-5500

## Property Inspection Report

Prepared For: Elite Inspection Group, LLC Customer

Concerning: 1920's Home

By: Mike Kemper –TREC #20504 – 214-208-1122

Date: 1/29/2019

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### 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](http://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, and 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 REPORT 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. 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



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Report Identification: 1920's Home

Inspection Time In: 2:00 Time Out: 6:00 Property was:  Occupied  Vacant  
Building Orientation (For The Purpose Of This Report, the Front Faces): South

Weather conditions During Inspection:  Sunny  Raining  Cloudy  Snow/Ice Temp: 50

Parties present at inspection:  Client  Buyer's Realtor  Builder  Seller  None

**THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMES ABOVE**

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### **SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice

### **GENERAL LIMITATIONS**

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause of source of a conditions;

**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or

## Report Identification: 1920's Home

- (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance
- (N) turn on decommissioned equipment, systems, or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTOR REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION AND GENERAL LIMITATIONS INCLUDED IN THIS INSPECTION REPORT**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding or findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies, or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies, or damages not represented with digital imaging.

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

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation(s)

Post-Tension  Slab on Grade  Pier and Beam  Bois d'arc

I recommend further evaluation of the foundation by a licensed professional engineer

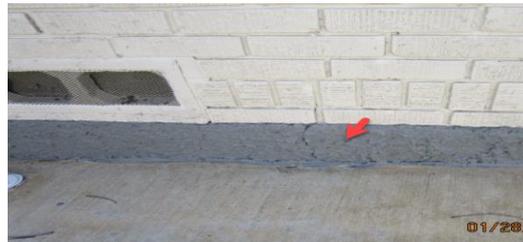
Trees and their roots can damage the foundation

Binding, out-of-square, non-latching doors

Sloping floors

Rotating, buckling, cracking, or deflecting masonry cladding

Crack in upper foundation beam wall



Crawl Space Inspected from:

Opening  under home  had limited visibility  had full visibility

Leaning pier observed



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Water stains observed at subfloor

Organic growth observed in crawl space. I recommend further evaluation

Wood shims observed. Ideally, metal shims are used on piers to level the foundation



Deteriorated wood observed:



Wood to ground contact observed ~ Several locations



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Pier appears to be damaged



Pier not supporting beam



Crawlspace does not appear to be adequately ventilated

1 sq.ft. of ventilation is required for every 150 sq.ft. of crawlspace

Vent openings should be located within 3' of each corner

Crawlspace contains too much moisture

~ Dripping water observed under master bedroom



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~ Wet siding observed at exterior ~ North side of home



Crawl space does not have adequate drainage

**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. (*Unless otherwise noted*) Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation.

**The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

### B. Grading and Drainage

Improper or inadequate grading around the foundation

Soil level should be at least 4" below brick/stone siding

Soil level should be at least 6" below wood/other cladding

Grading should be improved to promote water drainage away from the foundation.

Negative slope of grading toward the home. Monitor this area for proper drainage ~ Backyard

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Not able to determine where the surface water is discharged



Erosion observed

Recommend adding ground cover to prevent erosion

Water ponding observed – Grading should be improved

Deficiencies in installed gutter and downspout systems

Damaged gutters observed, missing down spouts observed ~ East side

### C. Roof Covering Materials

Type of Roof Covering:  Composition  Metal  Tile

Viewed From:  Roof  Ladder  Ground with binocular

Roof Condition:  New  Good  Average  Aged

I recommend further evaluation by roofing contractor

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Electrical service mast installed incorrectly. Shingles should be on top the service mast flashing



Vents installed incorrectly, the shingles should be on top of the boot flashing ~ Several locations



Surface (mechanical) damage observed

Flashing added in an attempt prevent water penetration ~ Recommend evaluation



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Rubber boot(s) are "cupped" and will hold water. Repair/replace as necessary for proper drainage



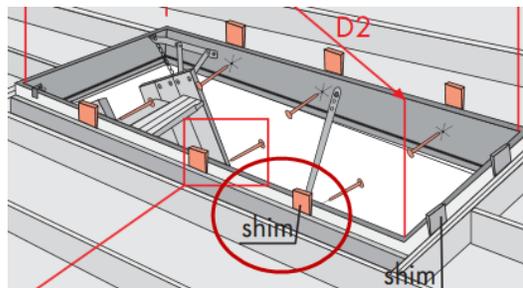
**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be function as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

**D. Roof Structures & Attics**

Attic viewed from:  Attic  Attic access opening  No access

Not all areas of the attic accessible due to structure, ducting, storage

Missing shims at attic stairs

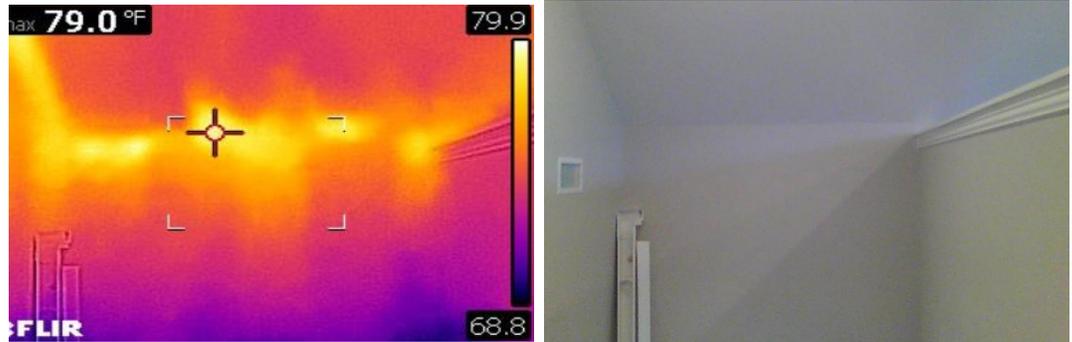


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Approximate Average Depth of Insulation:

- 4-6 inches
- 8-10 inches
- 10-12 inches
- 13-15 inches
- 20+
- Possible missing/loose or mis-installed insulation observed



Note: Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve an R 30 rating)

Approximate Average Thickness of Vertical Insulation:

- 3 inches
- 5 inches
- 10 inches
- 15 inches
- Possible missing/loose or mis-installed insulation observed:



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#### Attic Ventilation

- Exhaust ports
- Gable vents

Attic ventilation:

Insufficient attic ventilation observed. 1 sq.ft. of ventilation is required for every 150 sq.ft. of attic space. I recommend adding roof vent(s) for proper ventilation

Evidence of a possible previous fire observed. "White" paint is often used after a fire to prevent off-gassing of charred wood. I recommend contacting the Seller and obtain any information available.



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Excessive deflections or depressions in the roof's surface relating to the performance of the framing and the roof deck



Several areas of "New" supports observed. I recommend contacting the Seller and obtain any information available.



### E. Walls (Interior and Exterior)

**Notice:** If home is occupied, I am unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile, storage and /or furniture and rugs

Re-Point (Repair/patch) missing or cracked mortar

Missing Caulk observed. Exterior of home should be re-caulked to prevent water penetration

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Deficiencies in:

Claddings

Exposed opening observed



Flashing details and terminations

Missing caulking observed:



Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles



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Weep holes not present at lower part of brick wall. The weep holes allow any water absorbed by the brick to drain out

**F. Ceilings and Floors**

Gaps around fixtures, registers observed  
~ Living room, kitchen, master bedroom

Deficiencies in flooring

Un-even flooring ~ kitchen area, NE guest bedroom/closet



Missing/cracked grout observed. Repair/replace as necessary  
~ Guest bathroom

Floors squeak when walked upon ~ NE guest bedroom



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**G. Doors (Interior and Exterior)**

Deficiencies in the condition and operation of exterior doors

Door out of square and drags/binds on the frame

Door to driveway

Damaged/missing weather stripping observed at:

Door to driveway

Deficiencies in the condition and operation of interior doors

Doors drag on the carpet ~ SE bedroom

Deficiencies in the condition and operation of door locks and latches

Door hinges missing screws – Front door

Loose door knobs observed – Front door, SE bedroom, master bedroom, master closet, master bathroom, powder bathroom

Dead bolts do not engage the door frame smoothly ~ Door to driveway

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### H. Windows

Note: 2<sup>nd</sup> story windows over the 1<sup>st</sup> floor not accessible

Note: Not all windows accessible, blocked by furniture and/or storage

Note: Windows with solar screens or dirty windows are difficult to evaluate.

Not able to verify how windows are flashed. Typically, a "Z" style flashing is used and visible



Missing window screen(s) observed

### I. Stairways (Interior and Exterior)

Sloping stairways observed



~ Typically, maximum "rise" height is 7 3/4 inches ~ Door to yard



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### J. Fireplaces and Chimneys

Type of Fireplace:

Metal Insert  Masonry  Wood stove  Vent-free gas logs

Type of chimney:  Metal  Tile  Brick

Vantage point:  Roof  Ground w/ binoculars  Roof edge

Chimney is blocked off, I recommend evaluation by a fireplace specialist prior to any fires



Verify tile is rated for fireplace use



Deficiencies in:

Chimney structure, terminations, coping, crown, caps, and spark arrestor

Missing chimney cap



Chimneys over 30" wide missing chimney cricket

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### K. Porches, Balconies, Decks, and Carports

**Notice:** Structural load capabilities of porches, decks, and balconies was not inspected

Cracks observed at porch ~Front

Cracks and settlement observed ~ Entry walkway



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Main disconnect rating Amps  200  150  125  100  Unknown

Electrical panel location  Garage  Closet  Outside

Service entrance wire type:  Copper  Aluminum  Unknown

I recommend further evaluation by licensed electrician

~ Missing insulation on service wire



Note: Electrical supply to the washer dryer is not inspected in a TREC inspection.

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Note: Arc-fault circuit interrupter devices not tested when home is occupied. Arc-fault circuit interrupters are now required in all habitable rooms of the home by today's standard

### B. Branch Circuits, Connected Devices and Fixtures

Type of wiring:  Copper  Aluminum  Unknown

Branch circuit wiring:  Grounded 3 wire  Ungrounded 2 wire

Not able to determine the function of all switches. – Switches marked with “?” to identify ~ Living room

Doorbell and chime components

Does not operate – Intermittent

Missing smoke alarms:

Each sleeping room ~ Master

Deficiencies in lighting devices

Several bulbs on fixtures did not engage, replace bulbs and retry

Deficiencies in ceiling fans

Fan(s) out of balance ~ All bedrooms, upper living

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 detectors are not checked when a security system is in place.

Note: Electrical outlets are randomly sampled during inspection and should you have any concerns over the wiring you should consult with a licensed electrician.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of System  Forced Air  Heat pump

Number of units:  1  2  3  4

Energy Source:  Electric  Natural gas  Propane

I recommend the unit be serviced and evaluated by licensed HVAC technician

In electric units:

Unit did not heat adequately in "emergency heat" mode. I expect temperatures in this mode to be above 100 degrees

~ Temp in the high 80's observed



#### B. Cooling Equipment (other than evaporative coolers)

Note: The new Freon standards were implemented as part of the Clean Air Act, which is enforced by the U.S. Environmental Protection Agency. By the year 2020, R22 Freon will no longer be manufactured

Type of System: Central air conditioner

Number of units:  1  2  3  4

Cooling equipment not tested for cooling, outdoor temperature below 60° in last 24 hours. The condenser(s) were operated briefly to ensure the unit(s) do engage with the thermostat. This does not guarantee the system is cooling and operating properly. If a more complete inspection of the cooling equipment is desired, I recommend having the system evaluated by an HVAC technician

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Recommend a rain diverter or gutter be installed to prevent water draining into condensing unit

Condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces

Condenser pad should be leveled for proper condenser operation

**Notice:** Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. **The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component**

### C. Duct System, Chases and Vents

Deficiencies in:

Filter door is not insulated



~ Loose insulation observed at duct



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#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

Note: All interior plumbing fixtures are operated for 2-5 minutes during inspection

Location of water meter:  Front curb  Rear alley

Location of homeowner's main water supply shutoff valve:

Not located  Flower bed  Garage  Valve handle not visible

I recommend further evaluation by a licensed plumber

Static water pressure is: 99 psi

Normal pressure: 40-80 psi

Type of Supply Lines:

Copper  Pex  Galvanized Iron  PVC/CPVC

Hose bibs

Not securely mounted in wall. Recommend securing to prevent damage ~ Front yard

Missing anti-siphon device – This device prevents “dirty” hose water being drawn back into the fresh water system ~ Front flower bed

Missing insulation at hose bib. Recommend insulating water line to prevent freezing ~ Front flower bed

Broken/damaged/missing handle observed ~ Front flower bed, not able to verify if any water present

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- Deficiencies in:
  - Orientation of hot and cold faucets; hot and cold faucets reversed  
~ Powder bathroom
  - Missing/Non-functioning mechanical drain stops observed  
~ Powder bath vanity
- Functional drainage at fixtures – Recommend further evaluation by licensed plumber
  - Slow to drain at: Left side master vanity
- Fixtures, showers, tubs, and enclosures
  - Master shower door should open outward
  - Fixtures not securely mounted at: Both master shower handles, guest bathroom shower head
- Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration
  - All tubs/shower

**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and /or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any efficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component**

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

I	NI	NP	D
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### B. Drains, Wastes, and Vents

Type of waste lines:

PVC  Iron  Tile

I recommend further evaluation by a licensed plumber

Leaks observed at: Kitchen, master vanity – right side



Vent pipe(s) should be painted to prevent UV damage ~ all locations



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I	NI	NP	D
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This inspection does not include a clothes washer drain inspection

**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and only good for the date and time of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item or component**

### C. Water Heating Equipment

Energy Source:  Natural gas  Electric  Propane

Number of units:  1  2  3

29 gal  38 gal  50 gal  74.9 gal  Tankless

A temperature and pressure relief valve that:

Lacks proper termination:

Should terminate within 6" of the ground



~ Missing walkway to water heater



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I	NI	NP	D
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### D. Hydro-Massage Therapy Equipment

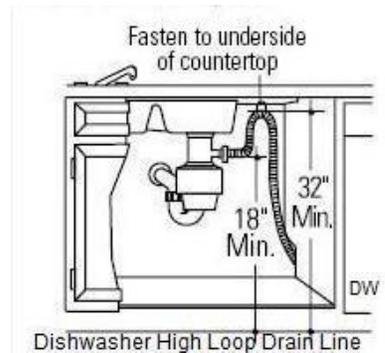
## V. APPLIANCES

### A. Dishwasher

Deficiencies in performance or mounting

Unit is not securely mounted

Lack of back flow prevention. A "high-loop" prevents sink water from draining back to the dishwasher and possibly to the floor



### B. Food Waste Disposers

### C. Range Hood and Exhaust Systems

### D. Ranges, Cooktops, and Ovens

Type of Range or Cooktop  Electric  Gas

Type of Oven(s):  Electric  Gas

Temperature when set at 350°

Single oven – 357

Temperature is within 0 +/- 25°  Yes  No

Door not supported by springs, recommend adjustment

### E. Microwave Oven

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I	NI	NP	D
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### F. Mechanical Exhaust Vents and Bathroom Heaters

Vent pipes that do not terminate outside the structure – Based on the age of the house, I do not expect to see ventilation to the outside. Today's standards require all exhaust vents to terminate outside

Deficiencies in performance or mounting

Not mounted securely to ceiling ~ Guest bathroom

Unit did not operate ~ Powder bathroom

### G. Garage Door Operator(s)

### H. Dryer Exhaust Systems

## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

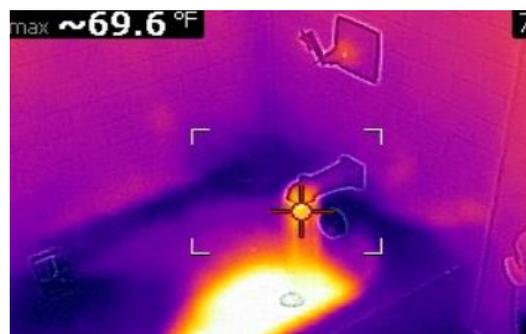
### B. Swimming Pools, Spas, Hot Tubs, and Equipment

### C. Outbuildings

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

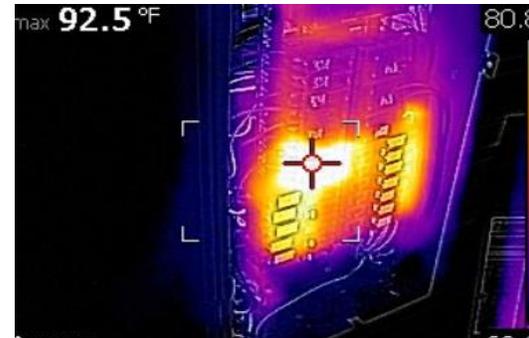
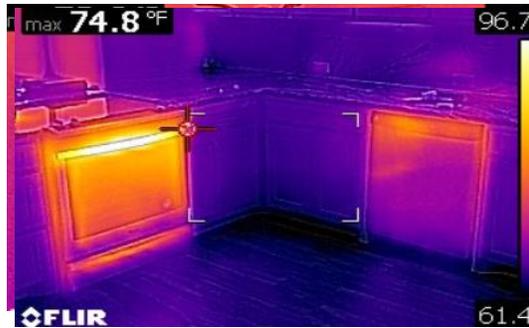
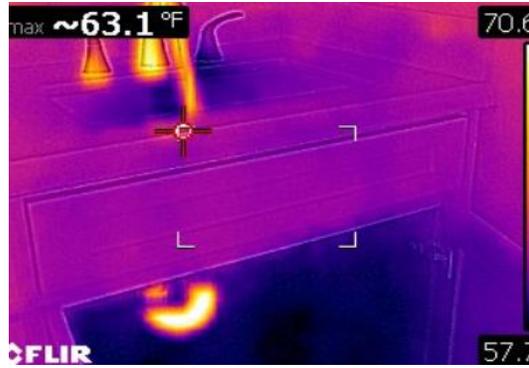
### E. Private Sewage Disposal (Septic) System

### F. Other – No anomalies found



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

I	NI	NP	D
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**I=Inspected NI=Not Inspected NP=Not Present D=Deficiency**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**IMPORTANT LIMITATIONS AND DISCLAIMERS**

This Inspection Report reports only on the items listed and only on the condition of those items at the time of inspection. This Inspection Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection. Operable means that the item is observed to serve the purpose for which it is ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. No representation or comment is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made. No representation is made concerning any other condition or the future performance of any item. No representation is made as to items not specifically commented upon. All warranties, expressed or implied, not specifically stated herein are excluded and disclaimed. If a comment is made concerning the condition of any item, the Buyer is urged to contact a qualified specialist to make further inspections or evaluations of that item. Buyer must notify Elite Inspection Group LLC in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaints are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to Elite Inspection Group LLC for all legal fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your personal attorney of choice. If a dispute arises out of or relative to the independent inspector's performance and, if said dispute cannot be settled between the parties to this inspection by state standards, the parties hereto agree to settle the dispute through binding arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I fully and completely understand that this inspection is not a warranty or a guarantee. This inspection is essentially visual, it is not exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on the date of inspection.

**INSPECTOR**

Mike Kemper – TREC # 20504  
PO Box 2205  
Frisco, TX 75034  
214-208-1122