

## 1970's Home



**January 30, 2019**

Elite Inspection Group

P.O. Box 2205

Frisco, TX 75034

469-818-5500

Report Identification: 1970's home

## Property Inspection Report

Prepared For: Smart Home Buyer

Concerning: 1970's home

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

Date: 1/30/2019

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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: 1970's home

Inspection Time In: 1:45 Time Out: 5:45 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: 44

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: 1970'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 INSPECTON REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION AND GENERAL LIMITAITONS 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 regrading 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

Digital level analysis of foundation performed with Zip level Pro 2000

Recommend further evaluation of foundation, measurements were out of range.

There are indications of prior repairs such as concrete pier/piling patches. I recommend that you obtain paperwork on these repairs, including any warranty, from the Seller.

There are compression cracks (corner pops) on one or more corners. I recommend repairing the corner to properly support the brick/stone work

Framing or frieze board separations observed



Trees and their roots can damage the foundation

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

Sloping floors

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Window, wall, floor, or ceiling cracks or separations



**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.

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### 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.



Water can be trapped between landscaping and foundation, monitor area for proper drainage



- Cracks and settlement observed to driveway, garage
- Erosion observed
- Recommend adding ground cover to prevent erosion

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Water ponding observed – Grading should be improved



Deficiencies in installed gutter and downspout systems

Gutter full of leaves and debris, recommend cleaning

Damaged/loose gutters observed



Splash blocks missing and/or turned backwards - Ideally downspouts should drain at least 3' away from foundation (Recommend adding an extension)



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### 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

A satellite dish was installed on the roof. Even though the holes are sealed, this can be an area of ongoing maintenance and prone to leaks since the bolts penetrate through the roof shingles and decking.

Roof covering materials

Torn or missing shingles observed

Damaged shingles observed

Cracked shingles observed

Several areas of granular loss observed

Granular loss observed at ridge shingles

Possible impact damage observed

Surface (mechanical) damage observed

Missing/loose flashing observed

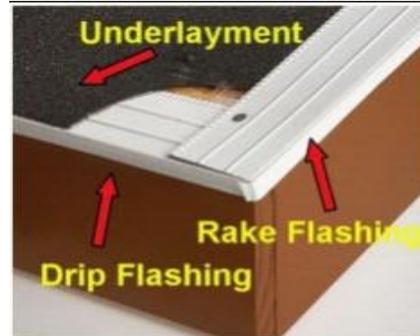
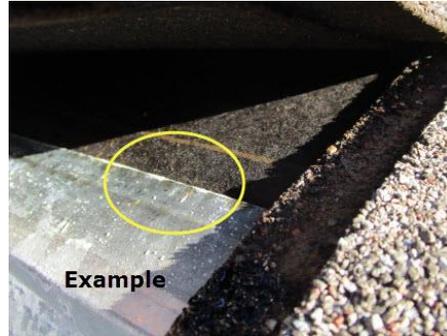
Evidence of impact damage observed to the "soft" metals. Roof vents, turbines, etc.

There are nail heads or staples exposed (missing sealant) on some of the flashing, roof vents and in the cap shingles. Recommend sealing to prevent water penetration

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Underlayment installed under drip flashing, should be on top of flashing. If installed correctly, this will allow water to drip off the roofs edge and not drain under the flashing.



**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 ~ Both access points

Not all areas of the attic accessible due to structure, ducting, storage items, and/or insulation

Attic access door missing in garage. The cover should be a minimum 1/2 thickness for proper fire-blocking at garage ceiling.

Evidence of vermin observed in attic

Approximate Average Depth of Insulation:

4-6 inches  8-10 inches  10-12 inches  13-15 inches  20+

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Missing/loose 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

Missing/loose insulation observed:



Attic Ventilation

- Soffit vents
- Wind turbine(s)
- Gable vents ~ Dirty, damaged screens observed



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- Soffit vents blocked with debris or paint
- Evidence of water penetration, water stains observed
  
- Inappropriate installation of components
  - Ridge board should be at least the same depth or larger as the cut end of the rafter
    - As built condition, appears to be functioning as intended at time of inspection



- Purlins were the incorrect size. The purlin should be the same dimension as the rafters they support.
  - As built condition, appears to be functioning as intended at time of inspection

### 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

- Not able to view all exterior walls due to landscaping
  - Trim limbs, foliage away from exterior walls
  
- Visible cracks in brick observed
- 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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Typically, there is a gap between the flatwork and trim boards



Deficiencies in:

Claddings

Cracked/damaged/loose siding observed. Replace/repair as necessary

Deteriorated wood observed at chimney siding and/or trim boards. Repair/replace as necessary

Water resistant materials and coatings

Chipped/peeling/missing paint observed. Recommend repainting to prevent water penetration at siding/trim boards and soffits



Flashing details and terminations

Missing caulking observed

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Lack of fire separation between the garage and the residence and/or its attic space

Damage observed at wall. Recommend sealing for proper fire-blocking in garage



The lack of functional emergency escapes and rescue openings in all sleeping rooms

Window sill is more than 44" above the floor ~ SE bedroom

Window must have a minimum of a 5.7 square feet clean opening ~ Both guest bedrooms

### **F. Ceilings and Floors**

Deficiencies in ceiling

Visible cracks observed ~ Entry way, hallway (near heater closet)

Un-even ceiling ~ master closet

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- Holes in ceiling should be sealed for proper fire-blocking in garage



- Possible water stains observed at: Water heater closet



- Deficiencies in flooring

- Cracked/Chipped tiles observed ~ Formal dining, guest bathroom

- Missing/cracked grout observed. Repair/replace as necessary ~ Entryway, master bathroom

- Tiles on floors are "hollow", missing thin-set cement. These tiles are more prone to cracking ~ Guest bathroom

- Gaps in wood flooring observed ~ Several locations

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Evidence of water damage observed at: Laundry room



### G. Doors (Interior and Exterior)

Deficiencies in the condition and operation of exterior doors

Door swings open/closed on its own ~ Front door

Door out of square and drags/binds on the frame ~ Front door

Doors drags on flooring ~ Front door

Damaged walls observed behind doors

Door does not close tightly in the frame ~ Front door

Damaged/missing weather stripping observed at:

Garage door to yard

Loose/unsupported threshold observed: Garage entry



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- Deficiencies in the condition and operation of interior doors
  - Doors out of square and drag on the frame ~ Laundry room, guest bathroom
  - Missing, damaged, ineffective door stops observed – Several locations
  
- Deficiencies in the condition and operation of door locks and latches
  - Missing striker plate(s) observed ~ Master closet
  - Door knob(s) do not operate smoothly ~ Garage door to yard, garage entry door
  - Dead bolts do not engage the door frame smoothly ~ Front door
  - Magnet missing at French doors ~ Master closet
  
- Deficiencies in the condition and operation of garage overhead door
  - Overhead door is not square in the door opening



- Damaged or missing weather stripping



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### I. Stairways (Interior and Exterior)

### 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 if glass in garage over-head door is tempered

### 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

Built-up creosote in visible areas of the firebox and flue. I recommend cleaning by qualified chimney sweep.

Deficiencies in:

Cracked mortar/brick observed in fire brick. Recommend repointing and/or repairing with mortar or fire rated caulking



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

Loose chimney cap



Screens are loose, do not open close smoothly

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

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

Cracks observed at porch ~ Front and rear porch

## 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

Service panel not clearly labeled

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- I recommend cleaning debris from service panel

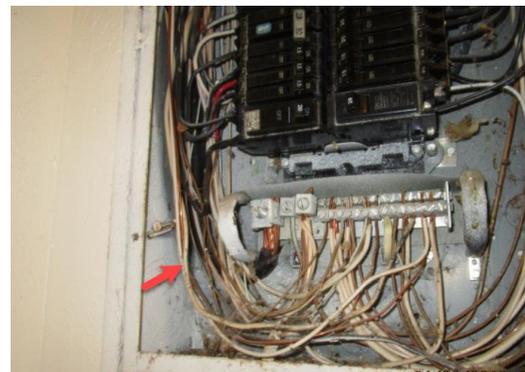


- Lack of a grounding electrode conductor
  - Ground rod or Uffer ground not visible

- Missing protective grommet at wire entrance to panel box



- Neutral service wire not labeled with white tape to identify



- Several neutral wires are "double tapped" (two wires under one)
- Verify \_Cutler hammer\_\_\_\_\_ breaker is compatible with \_\_GE\_\_ panel

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Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit.

~ I recommend further evaluation by a licensed electrician

~ Condenser max breaker is 45 amp, service panel has 50 amp

Knockouts not filled

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

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

I recommend further evaluation by licensed electrician

GFCI protection missing at:

Garage ceiling at overhead door opener- see page 2

Garage receptacles

Outdoor receptacles

Missing or damaged receptacle, switch or junction box covers

~ Interior and exterior

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Sprinkler wiring spliced together



Unprotected wiring observed in the attic walkway

Deficiencies in:

Receptacles

Not secured in place, loose on the wall – receptacle marked with letter “L” to identify ~ Several locations

Difficult to plug in testing device - receptacle marked with letter “D” to identify ~ Laundry room

Missing relief clamp at water heater



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- Wiring should be secured and protected in conduit ~ Heater closet



- Missing smoke alarms:

- Each sleeping room

- Exposed receptacles are not equipped with water tight "when in use" type enclosures – Based on the age of the home, I do not expect to see this type of enclosure. Today's standards would require this type of enclosure to be present on all exposed receptacles.



"Old Style"



"New Style"

- Deficiencies in lighting devices

- Several bulbs on fixtures did not engage, replace bulbs and retry
- Missing protective globe around bulbs at fixtures ~ Master closet
- Fixture not secure to ceiling/wall ~ Back patio

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Deficiencies in ceiling fans

Fan(s) out of balance ~ All locations

Fan(s) only operates at one speed ~ SE bedroom

Audible vibration at master bedroom fan

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.

### 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

#### 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

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

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

I	NI	NP	D
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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

**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**

Noticeable vibration of the blower(s) at the air handler(s)

Outdoor condensing unit is noisy on start-up

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

Condensing unit is dirty, recommend cleaning for maximum air flow

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### C. Duct System, Chases and Vents

I recommend the ducting be evaluated by licensed HVAC technician

Damaged ducting or insulation, improper material, or improper routing of ducts

Missing/loose insulation observed



Organic growth observed at air handler(s), recommend further evaluation



Recommend cleaning return air plenum (behind covers)



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Missing or cracked tape/mastic observed at the air handler.  
Recommend resealing mastic/tape to prevent heat/air from blowing out

Deficiencies in:

Dirty filters observed. Recommend replacing

Audible vibration/blowing sound heard at supply registers  
~ Several locations

#### 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: 75 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 ~ Backyard

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

Hose bib leaks at valve stem when in use. The valve stem can be “re-packed” to prevent leaking. ~ Backyard

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- Missing/Non-functioning mechanical drain stops observed  
~ Guest tub
- Installation, condition, and operation of commodes
  - Loose on the floor ~ Both commodes
  - Water tank loose on commode ~ master commode
- Fixtures, showers, tubs, and enclosures
  - Shower diverter not fully engaged ~ Guest tub
- Water stains and/or damage observed under sinks  
~ Guest bathroom
- Cold water faucet rotates backwards at guest shower
- Hand sprayer hose should not be long enough to hang below the edge of tub. Not able to verify if anti-siphon device present ~ Guest tub
- Fixtures not securely mounted at: Both showers/tub
- 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**

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### B. Drains, Wastes, and Vents

Type of waste lines:

PVC  Iron  Tile

Cast iron drain lines and/or vents present. Due to the age of the cast iron, I recommend further evaluation by licensed plumber to perform a hydrostatic test to determine if a hidden leak exists

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  40 gal  50 gal  74.9 gal  Tankless

Garage Unit(s) Physically Protected:  Yes  No

18 inch Floor Clearance:  Yes  No

Safety pan and drain not installed. This might not have been required when the water heater was installed. I recommend a water alarm be installed to alert you of any water leaks

A temperature and pressure relief valve that:

Valve not forced open at time of inspection. Forcing valve open can cause valve to leak after testing because of sediment and corrosion build up in tank.

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### D. Hydro-Massage Therapy Equipment

## V. APPLIANCES

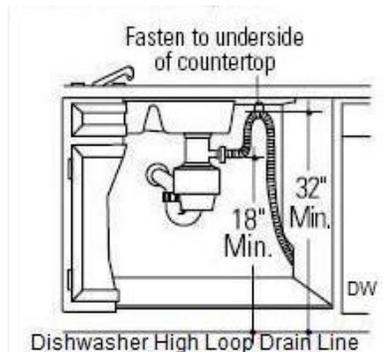
### A. Dishwasher

Deficiencies in performance or mounting

Unit is not securely mounted

Interior signs of rust on racks

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 – 341

Temperature is within 0 +/- 25°  Yes  No

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Combustible material within 30" above cook top burners



### E. Microwave Oven

### 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 ~ Both units

Inoperative unit(s) observed at: Master bathroom unit is seized up

Audible vibration ~ Guest bathroom

### G. Garage Door Operator(s)

Deficiencies in performance or mounting

Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator

### H. Dryer Exhaust Systems

Screened termination present. Screens can cause dryer lint to build up and become a potential fire hazard. Recommend removing screen

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## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

Number of Zones: 9

Areas of non-coverage: Backyard



I recommend the system be serviced and evaluated by an irrigation specialist

System equipped with a moisture (rain/freeze) sensor  Yes  No/not located

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements.

Sprinkler system zones not labeled at controller

Not able to determine the function of zones 8 and 9

Low pressure at zone (s): 1, 5



Note: The inspector does not inspect for effective coverage, the automatic function of the controller, the effectiveness of the sensors such as rain, moisture, wind, flow or freeze sensors, or sizing and effectiveness of backflow prevention device.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**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**

**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.