FOX FLAT RATE HOME INSPECTIONS
(214) 210- 3576
FLATERATEINSPECT@GMAIL.COM
https://FOXFLATRATE.COM

YOUR HOME INSPECTION 7-6

1120 Edgar St
Greenville, TX 75401

Inspector
Brian Fox
TREC # 21068

Agent
Kristin Parisi
Brigdepoint Residential

PROPERTY INSPECTION REPORT FORM

Hedit Mendoza	08/21/2024 9:00 am
Name of Client	*Date of Inspection*
1120 Edgar St, Greenville, TX 75401	
Address of Inspected Property	
Brian Fox	TREC # 21068
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.
It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

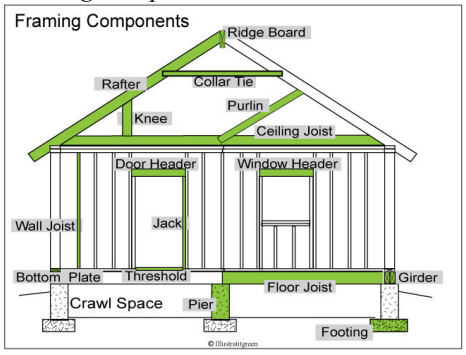
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector, Buyer Agent
Temperature (Approximate): 79 Fahrenheit (F)
Weather Conditions: Clear
Occupancy: New Construction
Type of Building: Single Family
Framing Components :



Scope Of Inspection:
Purpose of the Inspection: This inspection does not apply a pass or fail grade to the property. Instead, it provides our professional assessment based on observations made at the time of inspection. The aim is to support you in making an informed decision about purchasing the property. The determination of the property meeting your expectations rests with you, the prospective buyer.

Inspection Scope Limitations: The nature of this inspection is confined by the property's current condition and the accessibility of its components on the inspection day. It offers a glimpse into the property at a specific point in time. Future changes, such as the

effects of wear, tear, changes in occupancy and weather, can influence the condition and performance of the property's systems. For example, an HVAC unit operating effectively in moderate temperatures might underperform in extreme heat or cold. Be aware that any mechanical system or component can fail unexpectedly, especially in homes that have been vacant for some time.

Non-invasive Inspection: The inspection is conducted from accessible and safe locations, employing a non-invasive and visual approach. We do not perform any actions that would involve disassembling or removing components, digging to uncover buried components, cutting or manipulating sealed finishes, nor do we disturb personal items, furnishings, or decorations. Consequently, certain areas or components may have limited accessibility (for example, we do not traverse through deep insulation to access distant corners of an attic space).

Code Compliance: While references to building codes may be made within our report, it's important to understand that this is not a code-compliance inspection. The home may have been constructed under different standards and codes that were in effect at the time of its original construction. As such, the homeowner is not obligated to retrofit or update the home to meet current building codes related to the original construction.

Recommendations for Specialized Evaluation: It is vital to take seriously any recommendations we make for further evaluation by a qualified contractor, whether it involves the home's HVAC system, electrical components, plumbing, or any other specific system or component we identify during our inspection. Home inspectors are generalists, and while we strive to identify and report on the condition of various systems, there are instances where a deeper evaluation by a specialist is necessary. Such evaluations should ideally be carried out within the property's option period or, at a minimum, before closing is completed. It is not uncommon for these specialized evaluations to reveal additional issues that could be costly to rectify.

Importance of Reading the Full Report: We urge you to read the entire inspection report thoroughly. The report is structured to provide:

- Informational Content: Details on the construction and systems installed in the home for your education.
- Limitations of the Inspection: Insights into what was not inspected and why.

The initial verbal summary is concise; however, the final report includes comprehensive details and findings that may not have been covered in the verbal review. It's essential to review the complete report for a full understanding of the property's condition.

Not a Warranty Or Guarantee of Condition: The inspection does not serve as a warranty for the property. While we strive to conduct a thorough and detailed inspection exceeding the minimum standards of the Texas Real Estate Commission (TREC) Standards of Practice, we cannot guarantee the future performance of systems or that every minor defect has been identified. A warranty-based inspection would require significantly more time, involve higher costs, and come with its own set of exclusions similar to any warranty or insurance policy.

Possible Concealed Damage:
In instances where degraded or absent caulk/mortar joints, deficiencies in roof coverings/flashing/decking, wall penetrations, elevated soil levels, negative drainage, or conditions conducive to wood-destroying insects are identified within structural systems, it is advisable to presume that moisture infiltration might have taken place, potentially leading to concealed damage.

Agent Repair Demo :
Agents, please click on the link below to see your Repair Demo

Repair Demo

Comment Key of Definitions:

The following are definitions of comment descriptions in this inspection report. Please consider all comments by the inspector before purchasing this home. Any recommendations by the inspector to repair or replace suggest a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit is not in this home or building.

Maintenance Item (MI) =The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency, safety, and/or more closely align with current construction standards. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered routine homeowner maintenance or recommended upgrades.

Deficient (D) = The item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

Method Used To Inspect : Visual of interior and exterior

Foundation (Satisfactory) :

Satisfactory -

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant negative performance after walking the 1st level floors.

Foundation Maintenance :

Notice:

This examination serves as an initial assessment, and the inspector did not receive any historical information regarding the structural integrity of the examined real property. It entails a limited visual survey focusing on accessible general conditions and circumstances present during the inspection. The opinions provided are based on general observations without the use of specialized tools or procedures. Consequently, these opinions reflect apparent conditions rather than absolute facts and are applicable only to the date and time of the inspection. The foundation inspection may reveal adequate support for the structure or typical movement within the region at the time of inspection. However, 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**

Comments:

1: Standing Water Observed

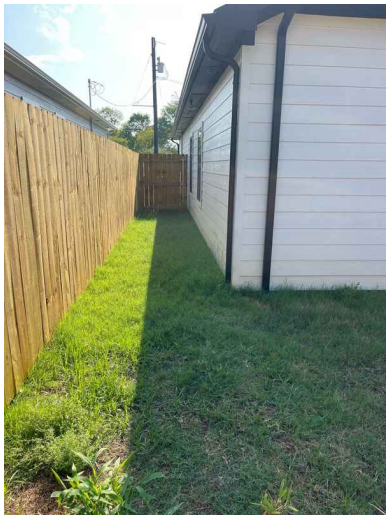
⛔Deficient/Further Evaluation Recommended

Signs of Standing water observed, which could indicate poor drainage and/or grading. Correction will be needed if water stands within 10ft of the foundation for more than 24 hours. Recommend having a landscaper correct.

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

I	NI	NP	D

Here is a resource on dealing with standing water in your yard.



☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Asphalt

Viewed From: Ground, Drone, Roof

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I	NI	NP	D

Comments:

Roof Performing :
All components were found to be performing and in satisfactory condition on the day of the inspection. Contact certified roofer for any repairs outlined in the report.

Important Notice:
This property inspection report does not cover the life expectancy of the roofing material. If there are concerns about the roof's life expectancy or potential future issues, it is advisable to consult with a roofing specialist. The Inspector cannot provide an opinion or warranty regarding past, current, or potential future leaks, whether expressed or implied. The inspection may reveal that the roof is functioning as intended, further evaluation needed or requires repairs. It does not determine the insurability of the roof. ***It is strongly recommended to have your Insurance Company physically inspect the roof before the expiration of any time limitations, such as option or warranty periods, to thoroughly assess its insurability.***

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

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

I	NI	NP	D

Viewed From: Attic
Approximate Average Depth of Insulation: 15 Inches
Comments:
Material: Radiant Barrier
Type: Cross Hip









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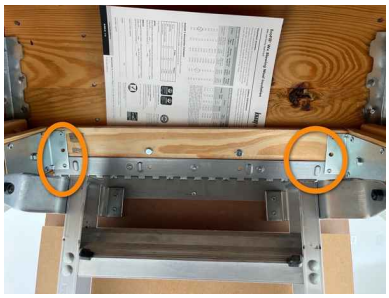
I	NI	NP	D

Attic Access Limitations:
Due to the available access I was not able to access all parts of the attic.

1: Missing Fasteners
Deficient/Further Evaluation Recommended

Attic stairs are missing fasteners, the two empty spots should have nails in each spot per manufacturers installation procedures.



2: Attic Door Damaged
Information/Maintenance Items/Minor Concerns

Attic door damaged - paint missing

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

I	NI	NP	D

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

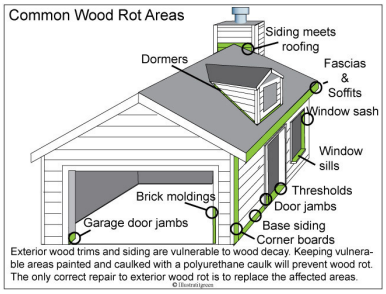
Material: Brick, Hardie Board

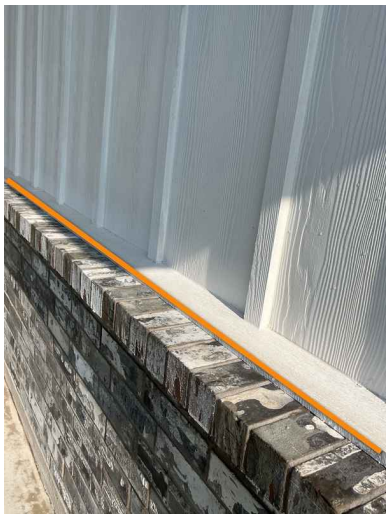
1: Sealant Recommended

Deficient/Further Evaluation Recommended

Missing or damaged sealant in one or more locations. Recommend sealing to prevent water intrusion and pest from nesting inside the walls and attic.

Pictures may not be of every defect but a sample of defects. All defects that resemble the above and areas in the reference should be repaired.





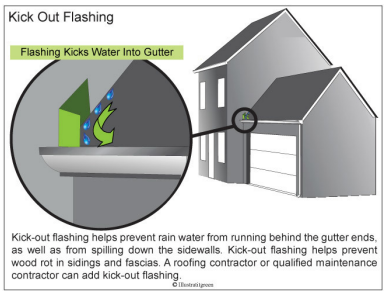
2: Kick out flashing missing

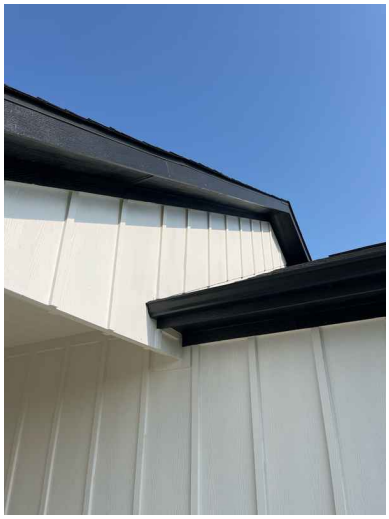
Deficient/Further Evaluation Recommended

Anytime the roof and a wall meet, kickout flashing should be installed to prevent water from getting back behind building materials and direct water into gutter system.

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

I	NI	NP	D





3: Siding Damaged

Information/Maintenance Items/Minor Concerns

Siding/Trim Damaged. *Repair or replacement recommended as needed.*

4: Cladding Transition Missing Flashing

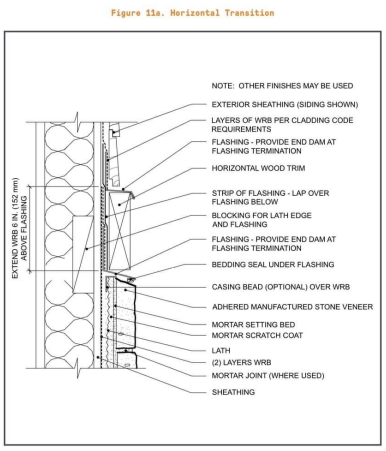
Deficient/Further Evaluation Recommended

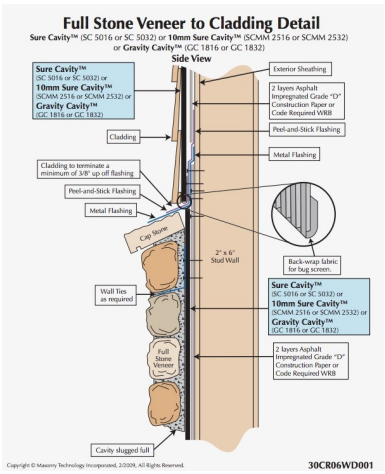
Missing flashing between the cladding transition and the brick veneer. Flashing should be installed at transitions. This may lead to water penetration in these areas over time.

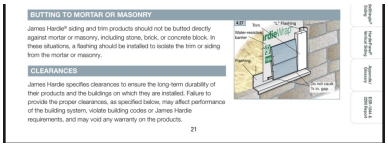
See examples attached from manufacturers.

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

I	NI	NP	D







☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

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

Comments:

1: Weatherstripping Damaged or Missing

Information/Maintenance Items/Minor Concerns

One or more exterior doors are missing or have damaged weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

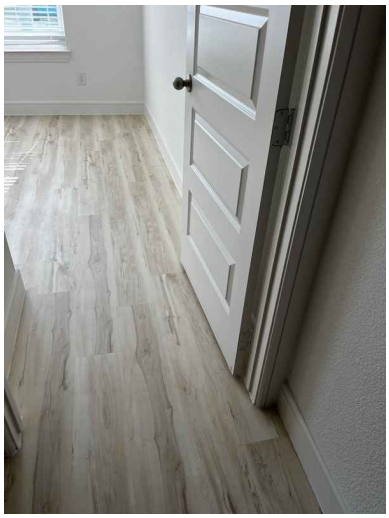
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

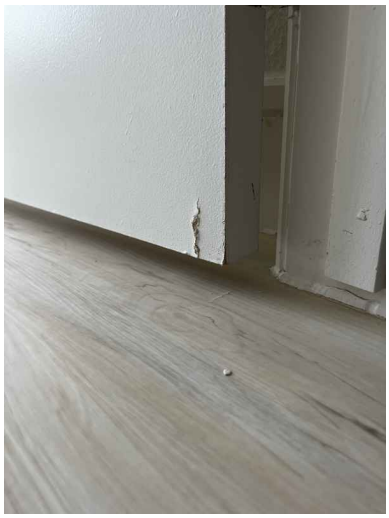
I	NI	NP	D

2: Damaged

Information/Maintenance Items/Minor Concerns

Door is damaged





☒ ☐ ☐ ☒ **H. Windows**

Comments:

Maintenance Recommended:

Here is a helpful link for window maintenance

Click Here

Special Notice:

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals are noted, we recommend all windows be rechecked by a window specialist for further evaluation *prior* to the expiration of any time limitations such as option or warranty periods.

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

I	NI	NP	D

1: Sealant Needed On Exterior Windows
Deficient/Further Evaluation Recommended
Sealant needed on exterior windows to prevent water intrusion.

Pictures may not be of every defect, but a sample of defects. Consistent occurrences should be repaired.




☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**
Comments:
Recommended Maintenance:
Before you use any fireplace, it is our recommendation to have the chimney cleaned by a qualified chimney sweep.

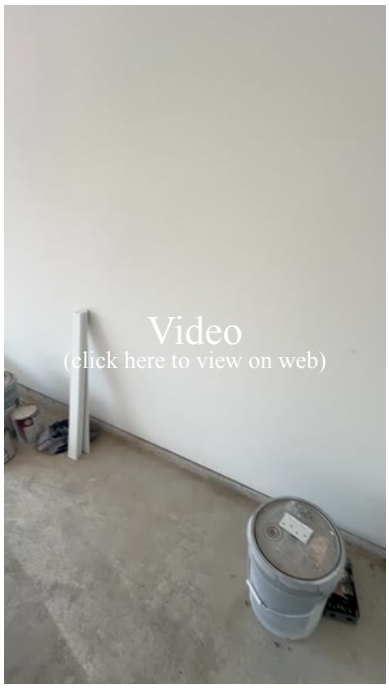
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D	
☒	☐	☐	☐	**K. Porches, Balconies, Decks, and Carports**

Comments:

I	NI	NP	D	
☒	☐	☐	☐	**M. Garage**

Garage - Four Pictures Of Inside The Garage:



Personal Belongings:
Personal belongings blocking various sections of the garage. Unable to inspect behind/under various belongings and/or shelving.

I	NI	NP	D	
☒	☐	☐	☐	**WDI - Termite inspection**

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
☒	☐	☐	☐	**A. Service Entrance and Panels**

Comments:

Panel:

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

I	NI	NP	D

Service Amp: 200 -
The available max amperage available for this property. Anything under 200 may be insufficient for today's needs.

If These Panels Are Present - See Defect : NA

☒ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

Note:
Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.

Notice:
Several items listed in this section of the report may not have violated building codes or common practices in effect when the home was constructed. Such conditions that were part of the home prior to the adoption of any current codes do not require them to be updated to meet current code requirements. Items identified as Deficient (D) in an inspection report DO NOT OBLIGATE any party to make repairs or take other actions. The decision to correct items listed as deficient in an inspection report is left up to the parties to the contract for the sale or purchase of the home. Items listed in this section may be an “as-built” condition but Per TREC standards of practice inspectors are required to report the condition as a deficiency. After closing, you may consider corrective measures for improved safety

☒ ☐ ☐ ☐ **C. Other**

Comments:

Life Safety:
Regardless of current smoke detector and/or carbon monoxide detector conditions. We recommend that *all* alarms be replaced upon transfer of the property. Smoke and carbon monoxide alarms have a life expectancy of 10 years and should be replaced when new owners take possession.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of System: Forced Air

Energy Sources: Electric

Comments:

Furnace/Heat Unit Condition:

This is to show you the condition of the heating unit on the day of the inspection.

Brand: Carrier

Estimated Unit Age: 24

1: Furnace - Different From Condenser - Manufacturer

Information/Maintenance Items/Minor Concerns

Manufacturer of the furnace (indoor unit) is different than the exterior manufacturer (condenser). more information about the replacement is needed. (Issue that caused replacement, any warranties available)

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of System: Central Air Conditioner

Comments:

Condenser Condition:

This is to show you the condition of the outside condenser on the day of the inspection.

This is helpful when damage occurs during a storm or other event.

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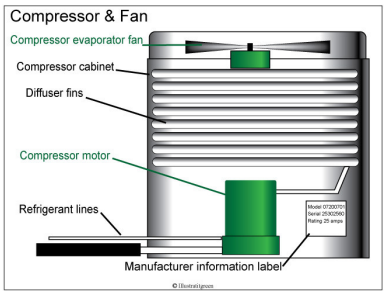
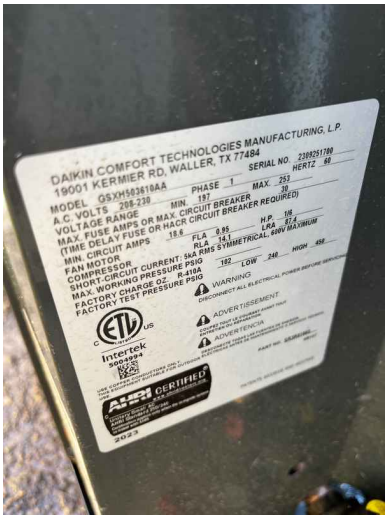
I	NI	NP	D





Brand: Goodman

Unit Tonnage : 3.0 Ton -
How to Find AC Tonnage

The easiest place to look is on the AC unit itself. Go outside to the condensing unit and look for a data plaque mounted to the side. Find the model number. Within this string of letters and numerals, you should find an even, two-digit number. The possibilities on residential units range from 18 to 60. Divide the number by 12 (which represents 12,000 Btu/hr, or one ton of cooling capacity) to get your AC unit's tonnage.

Here are the numbers you're looking for and their corresponding tonnage:

- 18 = 1.5 tons
- 24 = 2 tons
- 30 = 2.5 tons
- 36 = 3 tons
- 42 = 3.5 tons
- 48 = 4 tons
- 60 = 5 tons

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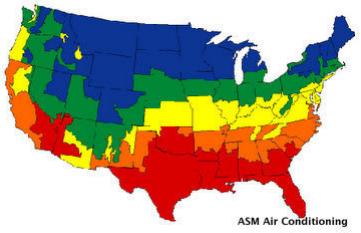
I	NI	NP	D

Air Conditioning Square Footage Range by Climate Zone					
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
1.5 Tons	600 - 900 sf	600 - 950 sf	600 - 1000 sf	700 - 1050 sf	700 - 1100 sf
2 Tons	901-1200 sf	951 - 1250 sf	1001 - 1300 sf	1051 - 1350 sf	1101 - 1400 sf
2.5 Tons	1201 - 1500 sf	1251 - 1550 sf	1301 - 1600 sf	1351 - 1600 sf	1401 - 1650 sf
3 Tons	1501 - 1800 sf	1501 - 1850 sf	1601 - 1900 sf	1601 - 2000 sf	1651 - 2100 sf
3.5 Tons	1801 - 2100 sf	1851 - 2150 sf	1901 - 2200 sf	2001 - 2250 sf	2101 - 2300 sf
4 Tons	2101 - 2400 sf	2151 - 2500 sf	2201 - 2600 sf	2251 - 2700 sf	2301 - 2700 sf
5 Tons	2401 - 3000 sf	2501 - 3100 sf	2601 - 3200 sf	2751 - 3300 sf	2701 - 3300 sf



Estimated Unit Age (Year): 2023

1: General Maintenance / Servicing

Information/Maintenance Items/Minor Concerns

We recommend HVAC systems be serviced prior to closing and seasonally afterwards. This will help extend the life and efficiency of the unit. This isn't a defect, but recommendation.

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments:

Notice:

Unable to view the entirety of the duct work due to conditions out of the control of the inspector. Limited access in attic

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

I	NI	NP	D

☒ ☐ ☐ ☒ **F. Filter**

Filter Condition:
Recommend changing filters every 30-45 days

Filter Location: At Unit

Recommendation:
Regardless of current air filter condition, It is our recommendation to change filter the filter upon transfer of the property and every 45 days max. Change more often, if you have pets and allergies.

1: Dirty Air Filter(s)
Deficient/Further Evaluation Recommended
Air filters should be changed every 45 days or less depending on your homes environment.

What can happen if you don't change the filter?

When your air filter becomes dirty and clogged with debris, air cannot flow through properly. This is the number one reason for system inefficiency and failure. The added strain on the fan motor can cause it to overheat and eventually fail to operate. In the mean time, stressing the system forces more energy consumption leading to higher electricity costs and utility bills.

Poor Air Quality:

Todays air filters are specially designed to remove many harmful contaminates from indoor air. Allowing your air filters to become dirty decreases contaminate catching efficiency of the filter media. Depending on the MERV rating, contaminates that are removed include:

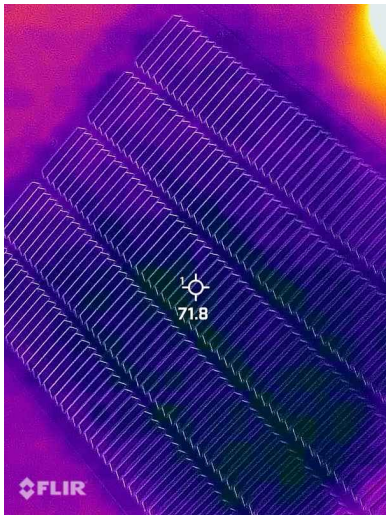
- Lint and Dust
- Pollen
- Pet Dander
- Mold
- Dust Mites
- Auto Emissions
- Smoke
- Bacteria

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

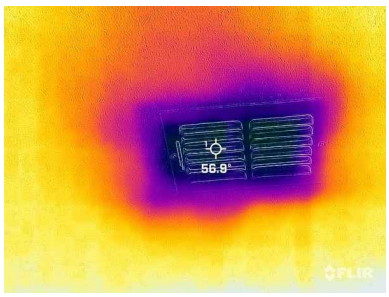
I	NI	NP	D

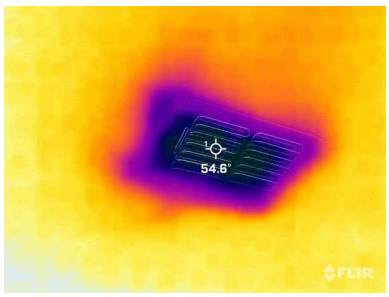
☒ ☐ ☐ ☐ **G. Register Temps**

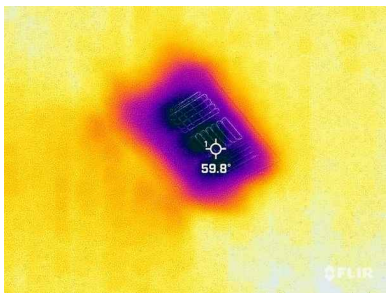
AC Return Temp:

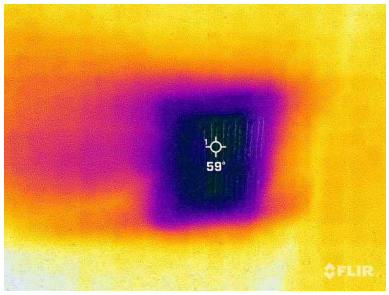


AC Register Temperature:

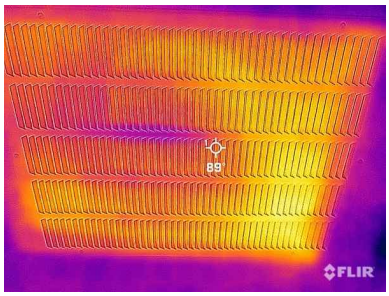




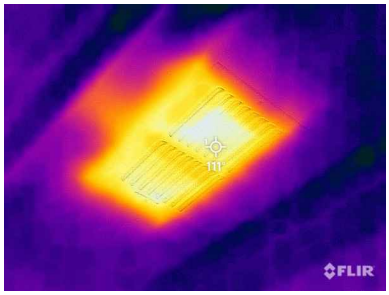


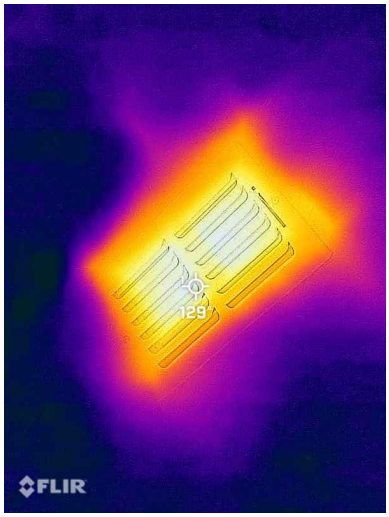


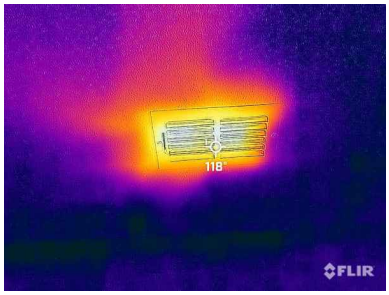
Return Temp Heat:



Heat Register Temperature:







Great Read On How Much Your AC Can Cool :
How Much Can an Air Conditioner Drop the Temperature In Your Home?

How much can an air conditioner drop the temperature in your home?

Air conditioners are designed to lower the temperature of your homes air by about 20 degrees. So if the air in your home is 85 degrees, for example, your air conditioner can lower your airs temperature to about 65 degrees.

If your air conditioner lowered your airs temperature any more than 20 degrees, the air coming out of your vents would be frigid and uncomfortable. Sure, the cold air would cool down your home, but youd be reaching for a blanket every time that your air conditioner was in a cooling cycle!

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

I	NI	NP	D

On extremely hot days, the air in your home might be warmer than usual. Assume, for example, the air in your home was 95 degrees and your thermostat was set at 72. Your air conditioner would cool your air down to about 75 degrees, but it might never be able to lower it all the way down to 72. When this happens, your air conditioner will run constantly until your homes air cools down and your system is able to bring your homes temperature down to 72 degrees.

What factors impact your air conditioners temperature drop?

The 20 degree air conditioner temperature drop that we described above is applicable when your system is in good working condition. However, if your air conditioner has dirty cooling coils, frozen cooling coils, low refrigerant levels or poor airflow, the temperature drop it is capable of achieving will be much smaller. In order to avoid problems like these, be sure to change your air filter every month, schedule a tune-up for your air conditioner every year.

Use your air conditioners temperature drop to choose the right thermostat settings

Now that you know how much your air conditioner is able to lower the temperature of your homes air, you can use that information to choose the right thermostat settings. On days when you know it will be extremely hot outside, consider raising your thermostat by at least a few degrees to give it a helping hand. This will prevent your system from constantly running, which will decrease the chance of it overheating or breaking down on the days when you need it the most. Raising your thermostat setting on hot days will also help keep your cooling bills low because your air conditioner wont have to work as hard.

Notice:
Temperature differential readings (Delta-T) are an accepted industry standard of practice for measuring proper cooling performance of the air conditioning system. In TREC SOP, normal acceptable range is considered approximately between **15 to 22 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 through the equipment is functioning basically as designed and occasionally may indicate normal operation despite 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 future performance of any item, system or component.***

☒ ☐ ☐ ☐ **H. Seasonal Maintenance Recommended**

Why Should You Get Seasonal Maintenance? :
Seasonal preventive maintenance on your heating and cooling system may guard against many unexpected failures and could maximize the lifecycle of your heating or cooling unit.[1] Preseason inspections may uncover leaks, rust, rot, soot, frayed wires and/or corroded electrical contacts on your air conditioner or heat pump that can lead to bigger equipment failures if left untreated.

Proper maintenance may also keep your system running at peak performance levels. Effective maintenance can reduce HVAC energy costs by 5 to 40 percent depending on the system or equipment involved.[2]

Here is a link with more info Seasonal Maintenance

☒ ☐ ☐ ☐ **J. Limitation**

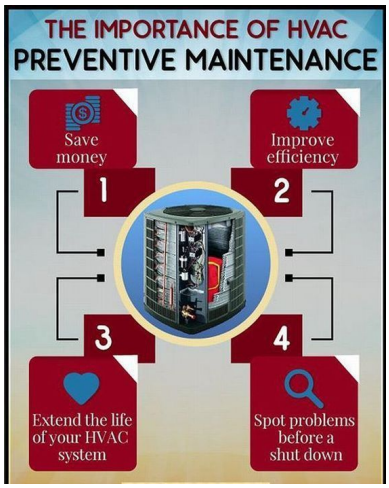
Cleaning/Service Recommend:
Recommend Cleaning and servicing.

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

I	NI	NP	D

Routine HVAC maintenance includes Thorough Cleaning of coils, drains, and elements. Inspecting connections, motor operations, and thermostat functionality and monitoring refrigerant pressure.

(In and Out) should be cleaned on a seasonal basis by a licensed HVAC technician. Preferably before closing to determine if any other issues may arise. These are typically caught during the maintenance service process. and go beyond the capabilities of the inspector.



Temperature Reading:
The temperature reading from today may not be the same as the weather changes.

Example: temperature readings of the AC system taken in December will not be the same if taken in July. Because the heat load or outside temperature is different.

Same with the heat, heat temperature readings in July will not be the same in January because the amount of heat needed to meet set point is less in July (hotter outside) than in January (colder outside)

Seasonal maintenance is recommended. Quarterly maintenance is preferred but at a minimum service your HVAC system twice a year.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Main Level

Static Water Pressure Reading: 75 -

Most plumbing fixture manufacturers recommend their products be used with water pressure no higher than 80 psi. 40-80 psi is the standard. Anything higher than that can cause fixtures such as water heaters, faucets,shut-off valves and toilet parts to fail prematurely. If pressure is above 80 psi. A licensed plumber should be contacted to install a pressure reducing valve.

Type of Supply Piping Material: PEX, Unknown -
Type of supply piping visible at the time of inspection.

Comments:

Notice:
The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the type of supply piping and 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 deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope 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, system or component.***

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

Type of Drain Piping Material: PVC

Comments:

Drain Size: 2", 4"

Sewer System: City, Sewer scope not requested to be inspected

Drain Stoppers:

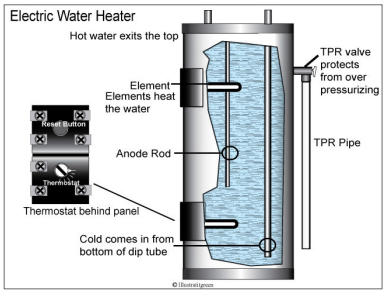
All operational sink and lavatory drain stoppers were cleared at the end of the inspection.

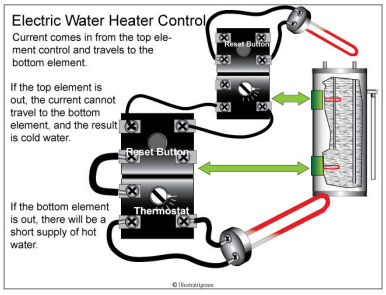
Notice:

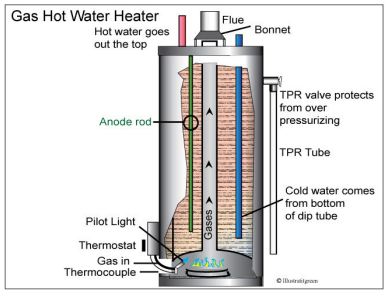
Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general 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 such as hydrostatic testing. ***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 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, system or component.***

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Electric







Capacity: 50 Gallons

Comments:

Water Heater Condition Photo's:

Include 2 pictures of water heater.

1. Top at water connection

2. Full view photos.

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

I	NI	NP	D




Location: Garage
Manufacturer: AO Smith
Water Heater Size : Water Heater Size IS Efficient

Residential Water Heater Sizing Guide

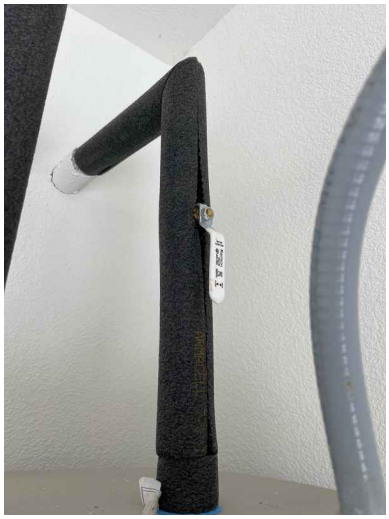
Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
5+	High	-	75
	Regular/Low	80	50
3-4	High	80	50-75
	Regular/Low	50	40
2-3	High	50	40-50
	Regular/Low	40	40
1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

Age (Years): 0
Water Shut Off:

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

I	NI	NP	D



Annual Maintenance Flush Recommended :
Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Here is a DIY link to help.

TPRV Not Tested:
The temperature and relief valve was not tested at the time of inspection due to possibility of leaking or damage to property.

It is recommended to replace TPR valves every 4-5 years and test annually.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

Limitations:
Environmental testing of whirlpool tubs is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use.

☐ ☐ ☒ ☐ **F. Gas Distribution Systems and Gas Appliances**

Comments:

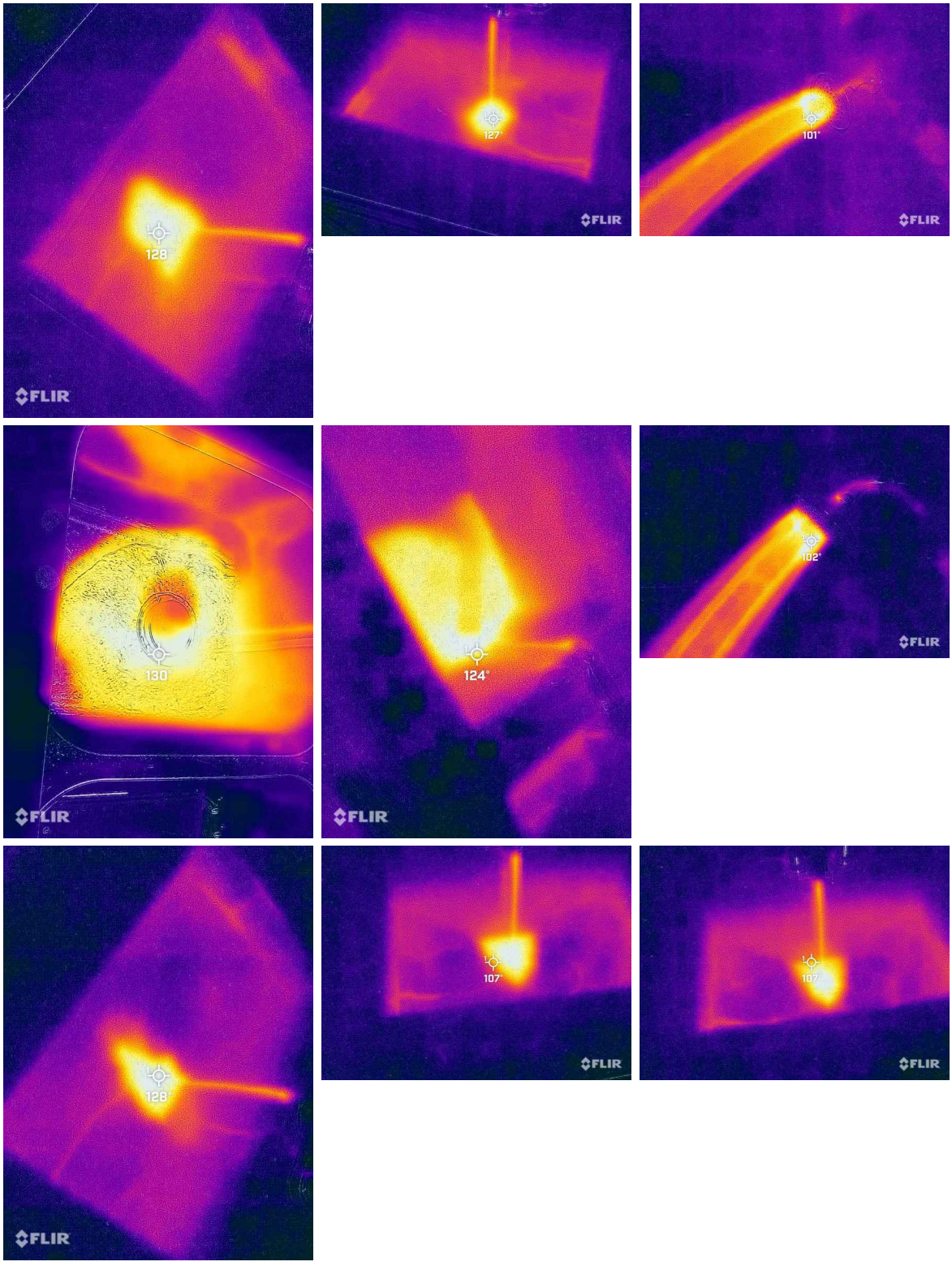
Gas System Limitations:
Specific Limitations for gas lines: The Texas Standards of Practice state that the inspector is not required to inspect sacrificial anode bonding or for its existence, or perform a pressure test on the gas lines, detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

☒ ☐ ☐ ☐ **H.Water Temp**

Temperature Readings: Photos

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

I	NI	NP	D

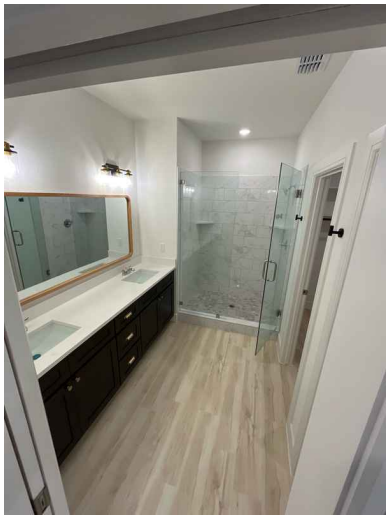


☒ ☐ ☐ ☐ **I.Master Bathroom**

General Overview: Photos

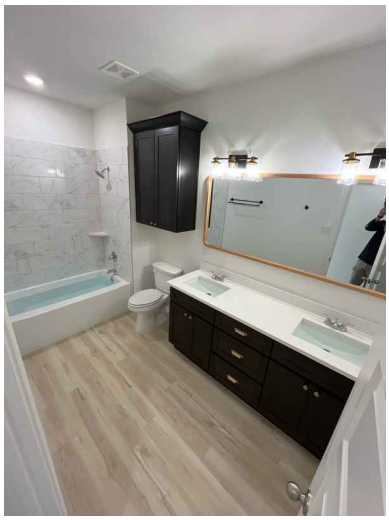
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



☒ ☐ ☐ ☒ **J.Bathroom #2**

General Overview: Photos



1: Sealant Around Fixture

Information/Maintenance Items/Minor Concerns

Fixture needs to be sealed to prevent water from damaging building materials behind the shower.

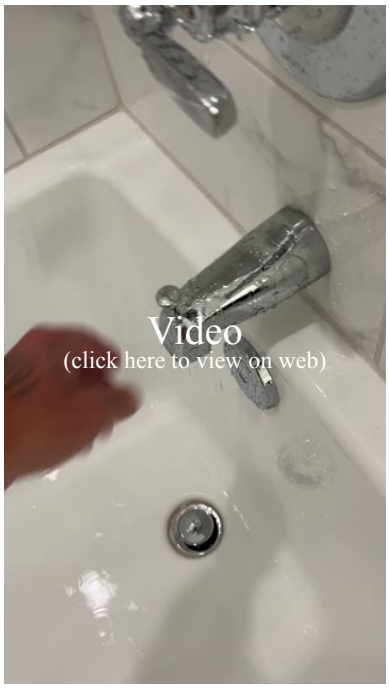
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

2: Loose Fixture

Information/Maintenance Items/Minor Concerns

Fixture needs to be tightened.



☐ ☐ ☒ ☐ **K.Bathroom #3**

☐ ☐ ☒ ☐ **L.Bathroom #4**

☒ ☐ ☐ ☐ **S.Kitchen**

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

I	NI	NP	D

General Photos:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Manufacturer Information:

Tested:

Dishwasher was tested for operation and leaks. None present at the time of the inspection.

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

I	NI	NP	D

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Manufacturer Information:

Tested:
Disposal was tested and working

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

Comments:

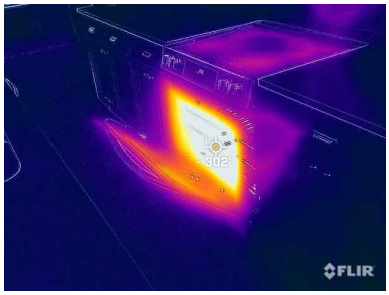
☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

Cook Top Burner Photo - Oven Temp Photo :
This section is to show cooktop burners and oven temp at the time of the inspection. All ovens are set to 350 degrees and tested with oven thermoset. Cooktops are tested with either a visual inspection or Thermal camera

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

I	NI	NP	D



Manufacturer Information:

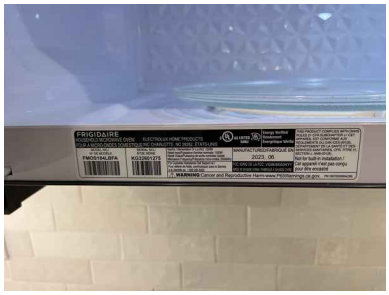
Range/Oven Brand: Frigidaire

Gas Shut Off Location: N/A
Range/Oven Power Source: Electric
Oven Switched Off Prior To Departure: Yes

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:
Manufacturer Information:

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

I	NI	NP	D



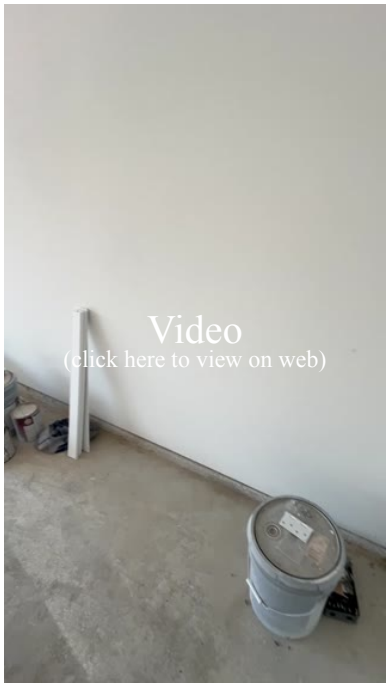
Tested:
Microwave tested and operational

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:
Safety Sensor/ Operational Video:
Safety sensor was tested and worked properly at the time of the inspection.

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

I	NI	NP	D



Maintenance Recommended:
Your garage door is the largest moving part in your entire home, and is used multiple times per day at any hour and in all seasons. To keep your garage door operating smoothly for decades to come, its very important that you take the time to perform regular preventive care and maintenance. Here are 10 things that all homeowners can do:

Maintenance Tips

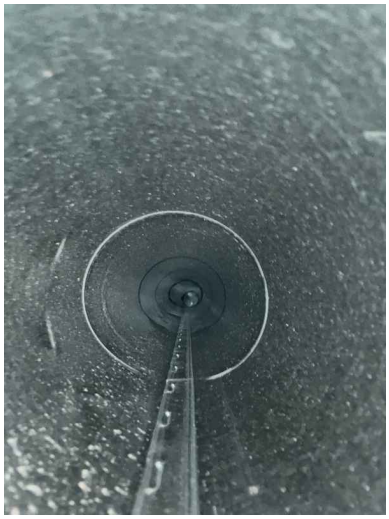
How To Lubricate Your Garage Door

Auto Reverse Test:
Not Tested- The "Door Reversed When Obstructed Test" was not performed in order to avoid damage to door and operator.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments:
Vent:

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

I	NI	NP	D



Dryer Plug Voltage:
Annual Cleaning Recommended:
We recommend your dryer vents be cleaned prior to moving in and annually after that.

Dirty vents are a known fire hazard, and reduce the life and efficiency of the dryer.

VI. OPTIONAL SYSTEMS

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

Comments:
Limitations:
Note: TREC Limitations. The inspector is not required to inspect the automatic function of the timer or control box; the rain sensor; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

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

Comments:
Note: 7 Year Anti Vortex:
Note: Anti-Vortex drains need to be replaced every 7 years to meet the (VGB Act) standards

Disclaimer Related to Pools & Spas:
Company Disclaimer Related to Pools & Spas

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.
For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.
The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices

or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to:
dismantle or otherwise open any components or lines;
operate valves;
uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
fill the pool, spa, or hot tub with water;
inspect any system that has been winterized, shut down, or otherwise secured;
determine the presence of sub-surface water tables; or
inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

☐ ☐ ☒ ☐ **C. Outbuildings**
Comments:

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

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**
Comments:

Maintenance Recommendation:
It is recommended to have a service contract with a septic company to come out and check on your equipment at least two times a year to validate proper operation and levels.

Notice:
Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System. We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment. Excavation or pumping of the system is outside the scope of our load testing procedures and survey.

Septic systems are a “buried” component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey. This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors. ***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, system or component.***

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

I	NI	NP	D

Septic Limitations:
Specific limitations for Private Sewage Disposal (Septic) Systems

- The inspector is not required to: excavate or uncover the system or its components
- determine the size, adequacy or efficiency of the system; or
- determine the type of construction

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**
Comments:

THERMAL IMAGING

☒ ☐ ☐ ☐ **General**
Thermal Imaging :
What is Thermal Imaging?

Infrared (thermal imaging) is an advanced, non-invasive technology that allows the inspector to show clients things about their homes or buildings that cant be revealed using conventional inspection methods

Thermal Imaging Limitations

- Thermal imaging ***only*** displays surface temperatures of ***solid*** objects.
- IR detects the temperature based upon the wavelength of the light emitted by the object (longer wavelength, colder). IR, therefore, does not show the temperature of objects that reflect light, (glass, shiny metal, light-colored objects in direct sunlight).
- IR does not see through walls, but only displays the very slight differences in surface temperature of the wall. Images of areas behind and not in contact with walls depend upon the temperature difference of the area. It is easier to see hot objects because they will be radiating heat to the not-in-contact surface.

Any finding or images presented in this report will need to be further investigated

If we call out moisture as an issue, it will be backed up with a moisture reading, and that reading will be included in the pictures.

ADDITIONAL RESOURCES AND IMPORTANT INFORMATION

Additional Information for older homes: Please Read:
Older homes may suffer thermal losses from single-pane windows, insufficient or compressed insulation, leaking ductwork, and inefficient heaters and other appliances. Between 1950-1970

The drain lines were a combination of cast iron and galvanized iron pipes. If still present in home could and have leaked due to the material rusting through. If no permits are available showing plumbing has been updated. You should contact a licensed plumber to evaluate further.

Homes in the U.S. built before 1962 were not constructed with three-slot (grounded) receptacle.

From about 1965 to 1973, single-strand aluminum wiring was sometimes used.

Homes built before the 1970s may not have been equipped with GFCI protection, which guards against overloads, short circuits, and ground faults.

Homes Constructed prior to 1978 may contain lead paint.

Homes Constructed between 1978 and 1995 and may contain polybutylene piping, which has been known to leak and/or break.

Homes Constructed prior to 1999 may not have been equipped with AFCI protection, which helps protect against fires due to arcing.

Homes should have a sewer scope.

Your Resources:
UTILITY BILL, REBATES AND OTHER ASSISTANCE

Texas Comprehensive Energy Assistance Program https://www.benefits.gov/benefits/benefit-details/1579

Take a Load Off Texas http://www.takealoadofftexas.com

Texas Weatherization Assistance Program https://www.tdhca.state.tx.us/community-affairs/wap/

PRE-CLOSING WALK-THROUGH

The final walk-through prior to closing is the time for buyer to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Visual restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The buyer should be thorough in their evaluation of the property during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing.

The following are recommendations for the pre-closing walk-through your new house.

1. Check the heating and cooling system.

- Switch the thermostat to HEATand adjust the temperature setting above the ambient temperature of the house. The system should ignite the furnace and begin air slow within a few minutes.Confirm that the heating system is running and generating sufficient heat.
- Switch the system to standby by switching the thermostat to OFF and wait a few minutes (this can take as long as 30 minutes on some systems).
- Switch the thermostat to COOL mode and adjust the temperature setting below the ambient temperature of the house.Confirm the outside air conditioning unit is running and the system is generating sufficiently cool air inside. Note: The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and toilets.

4. Operate all exterior doors, windows and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read sellers disclosure.

ENERGY SAVING WEBSITES/TIPS:

Perhaps you never thought of your home as a likely place to save you a lot of money, but it is. Most homes are far from being energy-efficient. That means if you are using more energy than you have to, you are also paying higher monthly bills than necessary. By checking out the following energy saving web-sites, you will be able to gain some wise energy saving ideas that you will be able to put to use right away. You can do many of them yourself, others may require the services of a licensed contractor:

http://www.energystar.gov/

http://www.eere.energy.gov/buildings/building_america

http://www.aceee.org/consumerguide

http://www.efficientwindows.org

Cost Helper

http://home.costhelper.com

Important Limitations and Disclaimers::
This Inspection Report reports only on the items listed and only on the present condition of those items. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection that is whether such items at this time are observed to serve the purpose for which they are 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 latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings or which are buried whether partially or fully and require digging to fully uncover. 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 *before closing*.