MY INSPECTION COMPANY
5853552021
lokey1000.mp@gmail.com

RESIDENTIAL INSPECTION

400 Wood Thrush Run
Kyle, TX 78640

Inspector
Matthew Phillips
InterNACHI Certified Professional Inspector
lokey1000.mp@gmail.com

PROPERTY INSPECTION REPORT FORM

SITA Stankus	12/12/2024 8:00 am
Name of Client	*Date of Inspection*
400 Wood Thrush Run , Kyle, TX 78640	
Address of Inspected Property	
Matthew Phillips	InterNACHI Certified Professional Inspector
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.

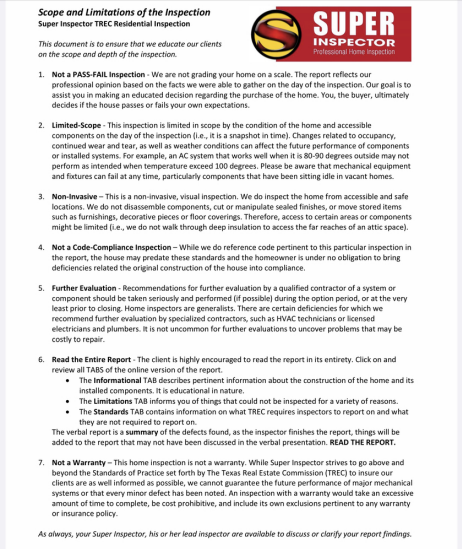
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Vacant
In Attendance: Buyer
Temperature : 50 to 60
Type of Building: Single Family
Weather Conditions: Clear
The direction the building faces for orientation purposes.: Northeast
**** Important ***:*

Pictures of unfinished surfaces for New Construction are under the LIMITATIONS tab above

Vacant home limitations:
This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, septic systems may initially function and then fail under regular daily use. Plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not is use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection, our testing procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

Important Scope And Limitations:



Scope and Limitations of the Inspection
Super Inspector TREC Residential Inspection

This document is to ensure that we educate our clients on the scope and depth of the inspection.

1. **Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decides if the house passes or fails your own expectations.

2. **Limited-Scope** - This inspection is limited in scope by the condition of the home and accessible components on the day of the inspection (i.e., it is a snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures can fail at any time, particularly components that have been sitting idle in vacant homes.

3. **Non-Invasive** – This is a non-invasive, visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).

4. **Not a Code-Compliance Inspection** – While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related the original construction of the house into compliance.

5. **Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.

6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABS of the online version of the report.
   - The **Informational** TAB describes pertinent information about the construction of the home and its installed components. It is educational in nature.
   - The **Limitations** TAB informs you of things that could not be inspected for a variety of reasons.
   - The **Standards** TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.

   The verbal report is a **summary** of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT.**

7. **Not a Warranty** – This home inspection is not a warranty. While Super Inspector strives to go above and beyond the Standards of Practice set forth by The Texas Real Estate Commission (TREC) to insure our clients are as well informed as possible, we cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take an excessive amount of time to complete, be cost prohibitive, and include its own exclusions pertinent to any warranty or insurance policy.

As always, your Super Inspector, his or her lead inspector are available to discuss or clarify your report findings.

Repair Cost Guide:
A **Repair Cost Guide** is provided as a courtesy to our clients and their real estate agents at **www.yoursuperinspector.com**. The dollar values reflect our partner contractor recommendations and/or national averages for the region.

Estimating repair costs are often limited by the non-invasive scope of the inspection itself as outlined by the standards of practice and your inspection agreement. Purchasers of real property are encouraged to seek further onsite evaluation by qualified professionals when recommended in the report. The onsite costs of work to be completed by qualified contractors may vary based on the actual scope of work and materials needed.

Super Team Services, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations. Once you take possession of the home, **STS Handyman and Renovations** is available for all your repair and make ready needs.

Call or text 817-**MYSUPER** (817-697-8737) or visit **www.SuperTeamServices.com** to learn more.

Spectora Report Tools:
Your Spectora report software is equipped with a "Report Tools" feature. There are two tools which can assist in the preparation of repair request lists, priority cost estimations, and/or TREC contract addenda. The "Report Tools" feature is located at the top right hand corner of the online report view. The following tools are available:

- **Observations Copy-and-Paste Text** - This feature allows you to view the report deficiencies as plain text without pictures. The deficiencies can be sorted by category, and you can cut and paste selected remarks for use in other documentation.
- **Repair Builder Tool** - This feature allows you to build a PDF document utilizing the remarks and pictures related to specific deficiencies. You have the option of requesting a credit for specific items, making specific comments regarding the repair or replacement of specific items, or both.

Click HERE to watch a brief video overview of how to use the **Spectora Report Tools**. Also, feel free to call our *Super Team Services* office at 817-697-8737 and we will walk you through how to utilize the Report Tool features.

The Report Tools can be used in conjunction with the **Repair Cost Guide** below to make cost estimations for requested repairs and/or treatments.

Further Evaluation:
It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems and potential water penetration. The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors. If the client or agent needs assistance in connecting a qualified contractor, Super Concierge is happy to help. Call 817-697-8737.

- Foundation Engineered Report: $500 - $1,000
- Foundation Contractor Report: $150 - $300
- Roofing Contractor: $100 - $300
- Licensed Electrician: $200 - $700
- Licensed Plumber: $150 - $400
- HVAC Technician: $125 - $300
- Qualified Contractors: Free to $150

Comment Key:
This report places deficiencies into three categories:

Significant/Major Concerns

Marginal Concerns

Minor Concerns/Maintenance Items/FYI

Significant Concerns - Items or components of major systems that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your option period.**

Marginal Concerns - Items or components that were found to include a marginal safety hazard, items not functioning, or an installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the deficiency may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your option period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not usually considered routine maintenance or DIY repairs.

Minor Concerns/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include items that are required to be reported as deficient by TREC, minor safety concerns, observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on the inspector's professional judgment and experience and based on what we observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor Concerns**" or "**Marginal Concerns**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization**. Due to your perception, opinions, or personal experience, you may feel deficiencies belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red**.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation: Poured Concrete, Post-Tension Cable

Comments:

The foundation was inspected for visible signs of distress, including cracks, separations, or other deficiencies that could indicate movement or structural instability. Based on a visual inspection of the accessible areas, no indications of foundation performance issues were observed at the time of the inspection. The foundation appears to be performing as intended within the scope of this inspection.

This opinion is based on observations made during a visual inspection and is not a guarantee of future performance. No specialized testing or engineering analysis was performed. If concerns arise, further evaluation by a licensed structural engineer is recommended.

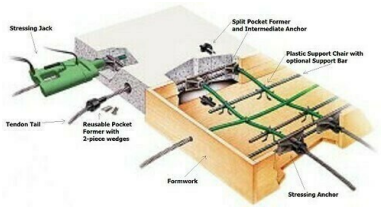
Post tension slab description:

Bonded post-tensioned concrete is the descriptive term for a method of applying compression after pouring concrete and during the curing process. The concrete is cast around a plastic, steel, or aluminum curved duct, to follow the area where otherwise tension would occur in the concrete element.

A set of tendons is fished through the duct and the concrete is poured. Once the concrete has hardened, the tendons are tensioned by hydraulic jacks that react (push) against the concrete member itself.

When the tendons have stretched sufficiently, according to the design specifications, they are wedged in position and maintain tension after the jacks are removed, transferring pressure to the concrete. The duct is then grouted to protect the tendons from corrosion.

This method is commonly used to create monolithic slabs for house construction in locations where expansive soils create problems for the typical perimeter foundation. All stresses from seasonal expansion and contraction of the underlying soil are taken into the entire tensioned slab, which supports the building without significant flexure.



Crawl space observed from: N/A

Foundation Performance Opinion: Performing as intended: In my opinion the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors. -

Signs of Structural Movement or Settling: No signs of structural movement present

Elevations:

There are elevation measurements shown on the diagram that are outside of the normal tolerances allowed for normal settlement and structural movement. However, there was no indications of adverse performance based on observations and opinions made by the inspector. If concerns exist about the structural integrity of the foundation beyond this opinion, it is recommended that a structural engineer be consulted.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.:

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I	NI	NP	D

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:
The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is appropriate slope.

For more information on proper grading and drainage click this link.

Proper surface drainage:

Elevation of the slab above grade and drainage away from the foundation appeared sufficient. The soil should always be kept below the top of the foundation ensuring adequate drainage away from the structure.

Proper roof drainage:

The roof drainage appears to be adequate for proper moisture runoff at this time

No upper gutters:

The upper level roof drains onto the lower roof at one or more locations. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. In addition, drainage from the upper level roof will splash off the lower roof surface onto the adjacent walls and windows. This can possibly result in moisture penetration and damage. Installing upper level roof gutters can help to prevent damage in those areas.



Roof gutters installed:

The building is equipped with roof gutters to help divert roof runoff away from the foundation. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. This can help prevent roof drainage hitting the porch slab and splashing back onto the doors and wall coverings and help prevent moisture penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

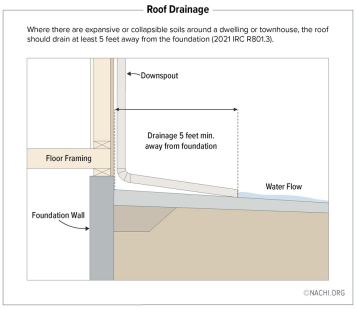
Dry weather conditions:
If dry weather conditions existed at the time of this inspection, yard drainage was not observed firsthand.

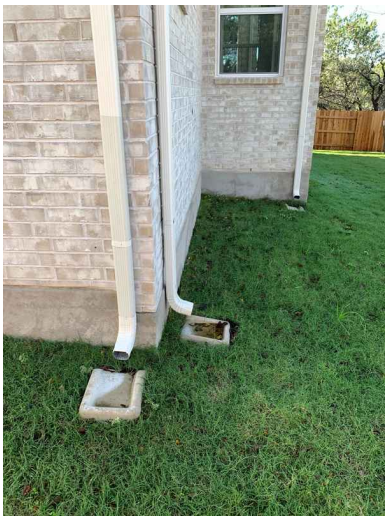
1: Downspouts draining near the foundation
Minor Concerns/Maintenance Items/FYI

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

I	NI	NP	D

There are one or more gutter downspouts draining near the foundation. The downspouts should be extended to help divert drainage 5 feet away from the house.

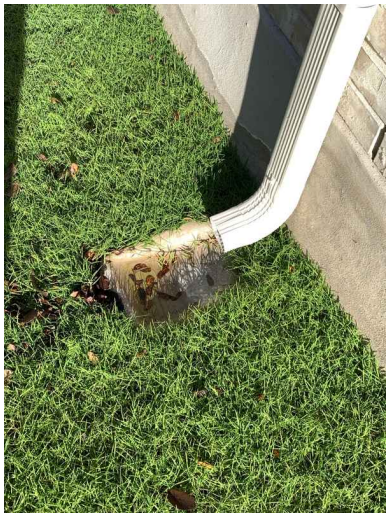




2: Splash blocks backwards

Minor Concerns/Maintenance Items/FYI

There are one or more splash blocks at the gutter downspouts that are improperly installed. The splash blocks should have the open end away from the downspout to ensure drainage is directed away from the foundation.



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

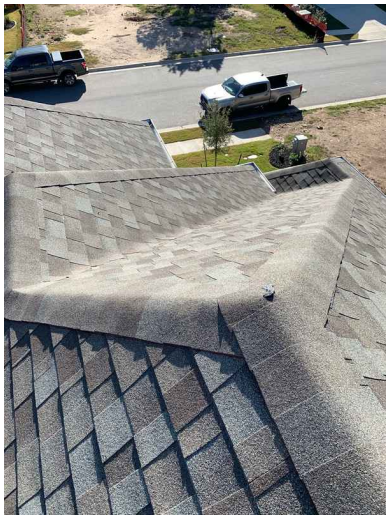
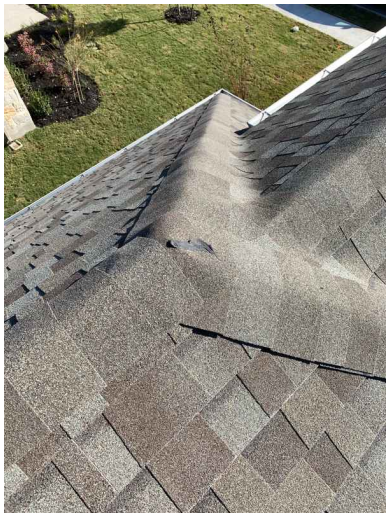
Types of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Roof Level

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

I	NI	NP	D



Comments:
This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Roof condition: Good condition

No deficiencies observed:
The roof covering materials appeared to be serviceable at the time of the inspection.

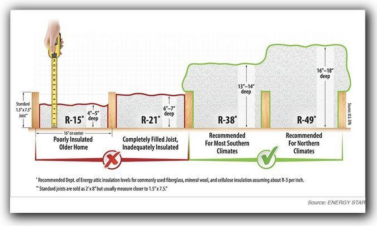
☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 14 to 16 inches

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

I	NI	NP	D



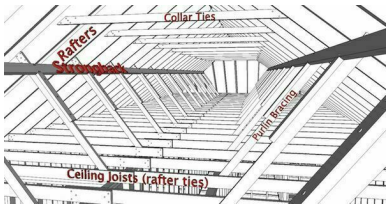
Insulation Diagram

Comments:
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic Ventilation: Soffit Vents, Static Exhaust Ports -
For information concerning proper attic ventilation Click Here.

The attic appears to be ventilated and insulated to minimum standards at the time of construction: The attic appears to be ventilated and insulated to minimum standards at the time of construction

Roof Structure Description - Stick Framing: The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.

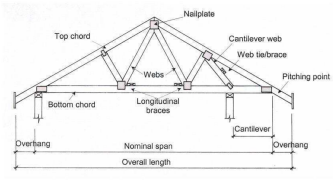


Roof Structure Description - Truss System: Not observable

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

I	NI	NP	D

Roof Truss Members



No deficiencies observed:

The roof structure components appeared to operate as intended at the time of the inspection.

1: Attic Ladder / Attic Access Needs Repair

Marginal Concerns

Installed with Screws -

The attic ladder has one or more deficiencies. Repair for Safe operation.

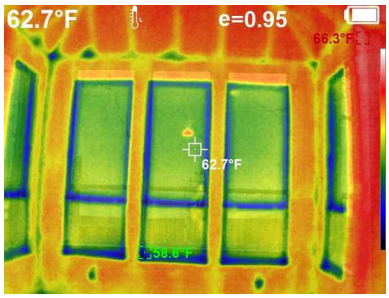
☒ ☐ ☐ ☐ **E. Walls (Interior and Exterior)**

Comments:

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Photos - Interior Walls Thermal Image Samples:

The interior walls were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house at the time of this inspection. If any issues were discovered, they will be detailed in the deficiencies below.



Wall construction: Wood Stick Framing

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

I	NI	NP	D

Siding Material: Brick, Stone

Interior wall materials: Textured Drywall Finished With Paint

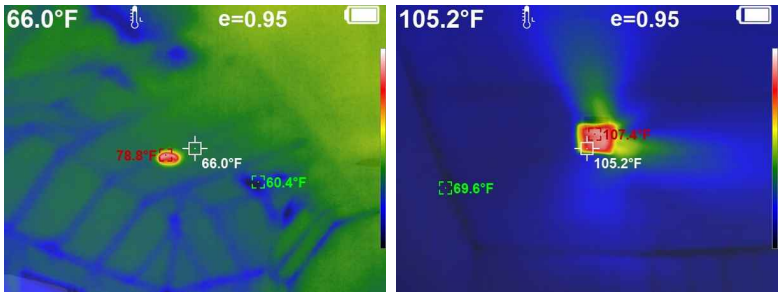
No deficiencies observed:
All interior and exterior walls appeared in good working order at the time of inspection.

Possible hidden damage:
Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:
This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Photos - Ceilings with Thermal Image Samples:
The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. If any issues were discovered, they will be detailed in the deficiencies below.



No deficiencies observed on the ceilings :
Ceilings all appeared in good working order at the time of inspection.

No deficiencies observed on the floors :
All floors appeared in good working order at the time of inspection.

Possible hidden damage:
Note: if water stains are noted on ceilings or walls is should be assumed that moisture penetration has occurred and that some hidden damage may exist.

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

Comments:
Note: Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Missing/damaged ball latch
Minor Concerns/Maintenance Items/FYI
Master Bathroom

The ball latches are missing or damaged from one or more door(s). These latches commonly break and/or are removed by the home owner when the door is installed too close to the frame. This makes the door difficult to close and latch and/or causes damage to the latch. Repair as necessary.

2: Garage Door Missing Deadbolt
Marginal Concerns

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I	NI	NP	D

The garage door is missing a deadbolt, although the frame is notched to accommodate one. It is recommended to have a deadbolt installed in the garage door to enhance security and ensure the door functions as intended.

☒ ☐ ☐ ☒ **H. Windows**

Comments:
This inspection covers the presence and condition of windows and screens.

Type of Windows: double pane thermal windows

No deficiencies observed:
All windows were checked for any operability issues. At the time of inspection, all windows operated and locked with no issues.

1: Window Glazing/Glass Broken
Minor Concerns/Maintenance Items/FYI
Dining Area
The window glazing/glass is cracked or broken in one or more locations. Repair or replacement is advised.

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

Comments:
This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

Stair construction meets standards: Yes

No deficiencies observed:

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

I	NI	NP	D

Stairs located off the back patio were inspected and are up to code. No issues observed at time of inspection.
Back Yard

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:
This inspection covers the visible components and structure of the fireplace and chimney.

Location: Living Area
Type of fire place: vented gas logs only

Type of fire box: Metal Insert
Type of chimney: Metal
Chimney viewed from: Roof Level
Attic fire stop: Yes
Chimney cap installed: Yes
Combustion Air Vent: Not Applicable
Gas Valve/Logs: Yes
No deficiencies observed:
The gas fireplace lit with no issue and was run for 10 minutes. No deficiencies observed at the time of the inspection.
Living Room

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

Comments:
This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

No Deficiencies observed :
The porch area was inspected for any settling or movement. No deficiencies were observed with the Porch surface or roof coverings at the time of inspection.
Back Yard

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

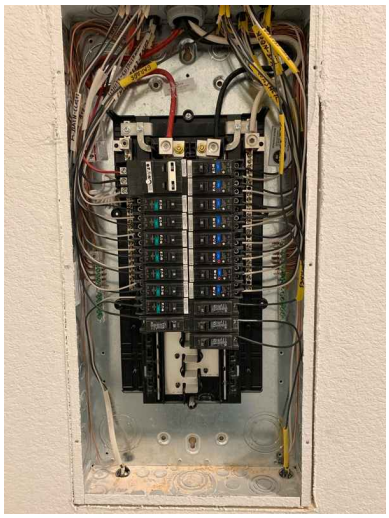
I	NI	NP	D

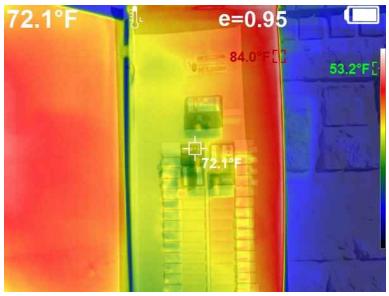
II. ELECTRICAL SYSTEMS

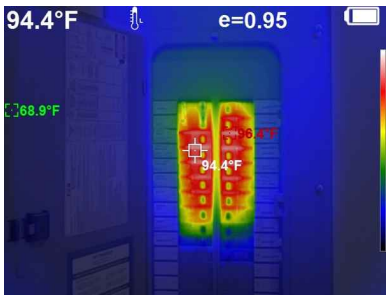
☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:
This inspection covers the service entrance wiring, electrical panels and subpanels.

Photos - Electrical panels uncovered for inspection:







Service Entrance Type: Underground
Panel Manufacturer: Square D
Location of Main Panel: Exterior of home

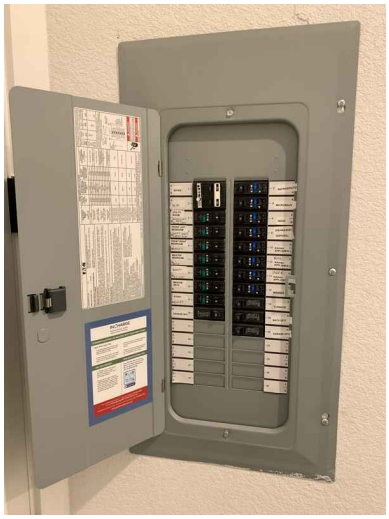
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Main Panel Rating Amps: 200
Wire Types Found in Panels: copper
Grounding and Bonding: gas supply
Condenser Breaker Sufficient: Yes
Arc Fault Tested: Tested
Arc Fault Protection Devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction
Split bus panel:
The house is built with a split bus panel. A split bus panel can be a little puzzling when you first encounter one because, unlike todays main panels, there is no single main disconnect breaker at the center of the top of the panel. We see them in homes that were built from the early 1950s to about 1980 that still have the original electric panel in place, like in the photo above.
The split bus panel design took advantage of a NEC (National Electric Code) allowance that a main service panel could have up to six switch-throws to shut off all power. The top cluster of breakers, usually the top two or three in each column for a total of four or six breakers, are each marked at the side as a main breaker. At the back of the panel box, the two bus bars (vertical strips of metal that connect to each breaker to supply power to the wiring) are separated in the middle, with all of the main breakers connected to the top bus sections.
One of the top main 240-volt breakers feeds the bottom bus bars, which is typically 120-volt household lighting and receptacle circuits. Shutting off that breaker leaves all the bottom breakers dead, but the other mains at the top cluster that feed major appliances such as the water heater, range, and air conditioner will remain live and must be shut off individually. Also, all of the original circuit breakers are now past the their estimated 40 year functional lifespan.

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

I	NI	NP	D



No deficiencies observed at this time:
At the time of the inspection, no deficiencies were observed in the main electrical panel or the sub-panel. Both were found to be in satisfactory condition and functioning as intended.
Exterior of Home and Laundry Room

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

Types of Wiring:: copper

Comments:
This inspection covers electrical receptacles, switches and fixtures.

Type of electrical system: 3 wire grounded

Smoke Alarms Present: Yes

Carbon Monoxide Alarm: Yes

Dryer plug has power photo/video:
The dryer receptacle had power at the time of the inspection.

1: Ceiling fans out of balance
Minor Concerns/Maintenance Items/FYI
Front Office

The ceiling fans are out of balance in one or more locations. Repair as required.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

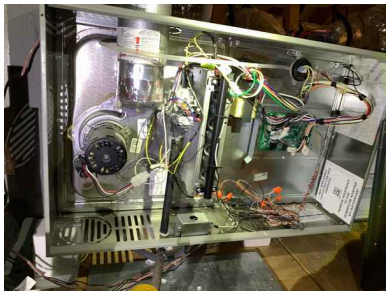
☒ ☐ ☐ ☐ **A. Heating Equipment**

Types of Systems: Central

Energy Sources: Gas

Comments:
This inspection covers the gas and electric heating systems.

Photos - Furnace Uncovered and Return & Supply Sample Images:



Note - Potential Hidden Damage:
If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Mechanical Equipment Locations: attic

Gas valve: Present

Number of units: 1

The heating equipment appeared to operate as intended at the time of the inspection:
The heating equipment was tested using normal operating controls and appeared to function as intended at the time of the inspection. Continue regular maintenance according to the manufacturer's guidelines to ensure optimal performance and longevity.
Attic

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Types of Systems: Central - Air Conditioner

Comments:
The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Photos - Manufacturer's Tag and Operational Video:

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

I	NI	NP	D

Photos - Temperature Differential Return & Supply Sample Images: Not tested
Size in tons: 5
Year manufactured: 2024
Seer Rating of at least: 15
Refrigerant used: R410A
Testing method:
The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

The selected temperature differential tested at the above selected degrees at the time of the inspection.

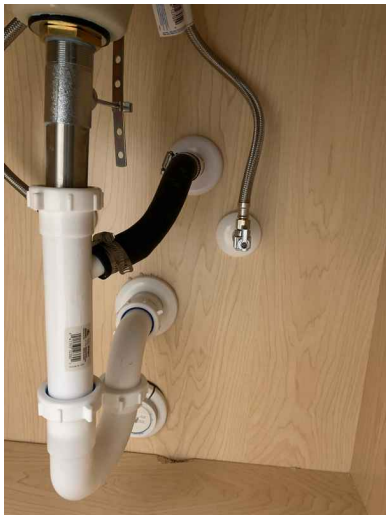
Recommended maintenance :
Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

Location of condensate drain lines: Under sink -
If the condensate drain line could not be located this may indicate the drain line is not properly terminated. Locating the drain line is advised.

Shared Bathroom

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

I	NI	NP	D



The cooling system appeared to be operating as intended at the time of the inspection:
The cooling system was tested and appeared to be operating as intended at the time of the inspection. No deficiencies were noted, but it is recommended to perform regular maintenance to ensure continued optimal performance and longevity of the system.
Right Side of Garage

1: Condenser out of level
Minor Concerns/Maintenance Items/FYI
The condenser unit appears to be out of level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. Properly leveling the unit and/or pad is recommended by an HVAC contractor.

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**
Comments:
This inspection covers the condition of the visible ducts, vents, fans and filters.
Supply air is checked with thermal cameras at various registers for temperature consistency.

Type of Ducts: Flexible

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

I	NI	NP	D

Filter Locations: At the air handling equipment

HVAC Filter Sizes: 20x25
HVAC Filter Width: 4 inch
Filter Condition: Satisfactory
The supply air temperature was measured at the various registers throughout the house. The temperature was consistent from room to room, indicating adequate air distribution. Additionally, the air ducts were observed from the attic and appeared to be serviceable and properly installed:
No immediate action is necessary as the air distribution system is functioning properly. However, regular maintenance and inspection of the air ducts and registers are recommended to ensure continued efficiency.

1: Crimped/restricted air ducts
Minor Concerns/Maintenance Items/FYI
Various ducts (in the attic) were reduced in diameter (i.e. crimps, sagging, strapping, sharp bends, etc.) which can restrict air flow. Flex ducts should be supported at intervals no greater than 4'. The maximum permissible sag is 1/2" per foot of spacing between supports. An HVAC contractor can be retained for remedial action.

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

I	NI	NP	D

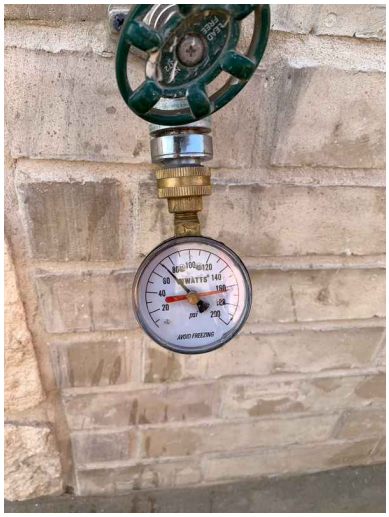
IV. PLUMBING SYSTEMS

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

Location of water meter: near the sidewalk

Location of main water supply valve: Near the water meter

Static water pressure reading: 65-70



Types of supply piping material: PEX

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Photos - Water Meter, Homeowner Shutoff Valve, Static Water Pressure:

Note - Potential Hidden Damage:

If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as deficient within plumbing systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

No Deficiencies Observed:

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

I	NI	NP	D

The plumbing supply, distribution systems, and fixtures appeared to operate as intended at the time of the inspecition.

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

Type of Drain Piping Material: PVC

Comments:

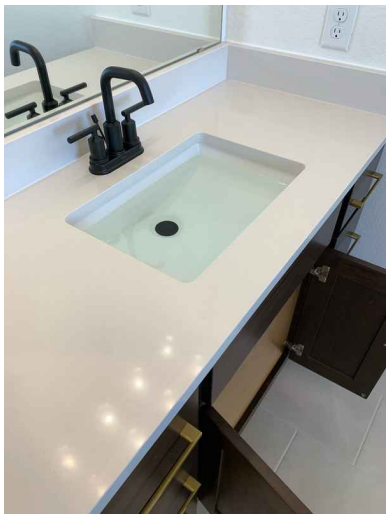
This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Location of cleanouts: Near the foundation, In the flower bed

Bathtub/sink drain load test: Yes -

Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level.

Note: upper level tub overflow drains are not tested due to the risk of damage to private property.



Laundry Drain Tested: yes

No Deficiencies Observed:

The drains wastes and vents appeared to operate as intended at the time of the inspection.

Sewer Camera Inspection Performed:

A sewer camera inspection was ordered and performed at the request of the client as part of the inspection process. Please review the accompanying report findings and recommendations prior to closing.

Functioning as Intended:

The main drain laterals appear to be functioning as intended at the time of the inspection.

Future indicators of sub-standard performance include but are not limited to slow drains, repeated backups, odors, excessively green grass, pooling water during dry conditions, and shifting in localized areas such as the foundation, sidewalks, or driveway. Avoid the use of corrosive chemical drain cleaners and schedule a sewer camera inspection every 3-5 years to ensure continued functional integrity of the drain lines.

1: Drain leaked when tested

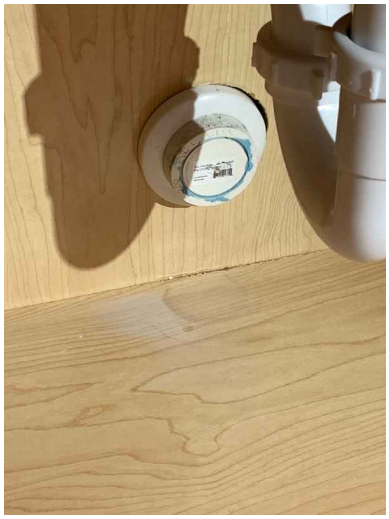
Minor Concerns/Maintenance Items/FYI

Guest Bathroom

A drain leak was observed at one or more locations when plumbing was tested. Further evaluation and/or repair by a licensed plumber is advised.

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

I	NI	NP	D



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

Energy Sources: Gas

Capacity: Tankless

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

Photos - Water Heater, ID tag and Sample Temperature Images: 120 Degrees -

Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

Table 10.2 Scald chart

Water Temperature °F (°C)	Time for 1st Degree Burn (Less Severe Burns)	Time for Permanent Burns 2nd & 3rd Degree (Most Severe Burns)
104-110 (43.3)	(normal shower temp.)	
116 (46.7)	(pain threshold)	Permanent burn injury
116 (46.7)	35 minutes	45 minutes
122 (50)	1 minute	5 minutes
131 (55)	5 seconds	25 seconds
140 (60)	2 seconds	5 seconds
149 (65)	1 second	2 seconds
154 (67.8)	instantaneous	1 second

(U.S. Government Memorandum, C.P.S.C., Peter L. Armstrong, Sept. 15, 1978)

Water Heater Locations: garage

Numbers of units: 1

Years: 2024

Life Expectancy of water heater:
10 to 15 years

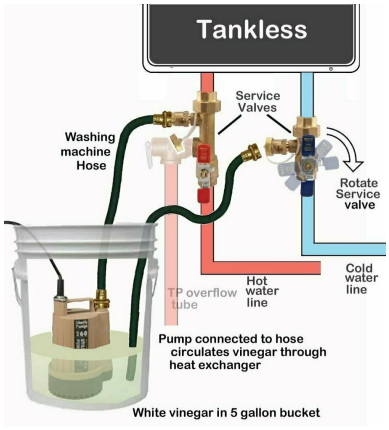
TPR test: Tested

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

I	NI	NP	D

Safety pan and drain: Yes
Gas Shut Off Valve: Present
Gas appliance connector: CSST
Type of Visible Vent Pipe: Single Wall
Garage Unit Physically Protected: No
18 Inch Floor Clearance: Yes
Tankless water heater maintenance:
The house has a tankless water heater installed. Tankless water heaters require periodic maintenance, generally every few years. For an example of common maintenance tips click here. For a full and unit specific maintenance schedule refer to the units manufactures manual or contact a qualified plumber to perform the maintenance as needed. All maintenance records should be obtained from the sellers.

The diagram below shows a typical equipment setup used when cleaning out sediment that has built up inside the unit.



Typical Descaling Equipment and Connections

No Deficiencies Observed:
The water heating equipment appeared to operate as intended at the time of the inspection.

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

This inspection covers built-in hydrotherapy and whirlpool equipment

Photos - Access Panel, GFCI Location, Video of Operation:

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: West
Type of Gas Distribution Piping Material: Steel
Comments:
This inspection covers the type and condition of all accessible and visible gas supply components.

Photos - Gas Meter:

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

I	NI	NP	D

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

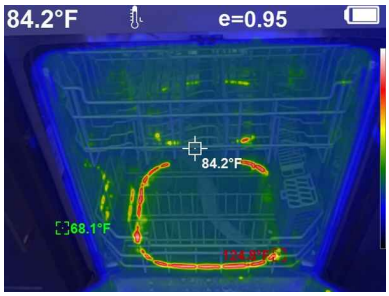
I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:
The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Photo - Dishwasher Thermal Image:



Back Flow Prevention: Sanitary Loop

The dishwasher appeared to operate as intended when tested.:

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
The inspection covers the splash guard, grinding components, and exterior.

No deficiencies observed:
The unit appeared to operate as intended when tested.

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

Comments:
The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Range Exhaust: vents to the exterior

No deficiencies observed :
The range exhaust system appeared to operate as intended at the time of the inspection.

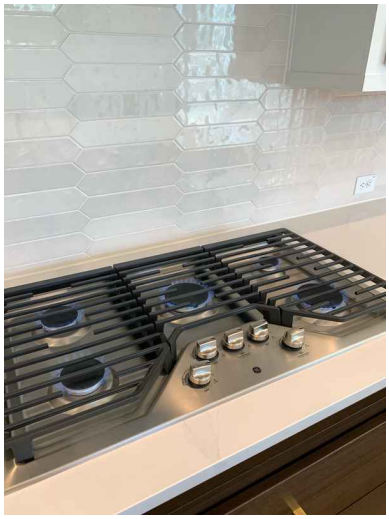
☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

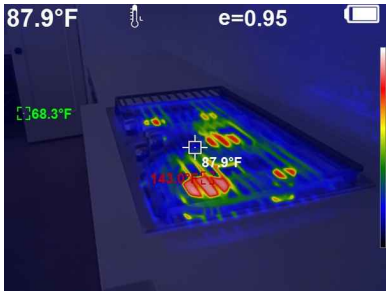
Comments:
The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Photos - Cooktop and Oven Operation:

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

I	NI	NP	D





Type of Cook Top: Gas
Gas Shut Off Valve: Present

Type of Oven: Electric
The oven was set on bake at 350 degrees: The oven tested at 350 degrees -

The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.

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

I	NI	NP	D

Anti Tip Device: Not applicable
The oven and cook top appeared to operate as intended at the time of the inspection.:

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:
The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

Photo - Microwave Operation:

No deficiencies observed :

The microwave oven appeared to operate as intended at the time of the inspection.

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

Comments:
The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Exhaust Fans: vents to the exterior

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

I	NI	NP	D	

Operated as intended at the time of the inspection:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:
The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems safety features.

Safety Features Door 1: Beam sensors operated as intended, Pressure reverse operated as intended
No deficiencies observed:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:
The inspection will cover the condition and operation of the unit.

Dryer Vents: : Through Roof
No deficiencies observed: