



Prestige Home Inspection

Property Inspection Report

LOCATED AT:
2705 Oak Cliff Ln



PREPARED EXCLUSIVELY FOR:



INSPECTED ON:
Wednesday, June 27, 2018



Inspector, Mike Majdeski 22274
Prestige Home Inspection

[REDACTED]

We have enclosed the report for the property inspection we conducted for you on Wednesday, June 27, 2018 at:

2705 Oak Cliff Ln
Arlington, TX 76012

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Mike Majdeski
Prestige Home Inspection



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PROPERTY INSPECTION REPORT

Prepared For: [REDACTED]

Concerning: 2705 Oak Cliff Ln Arlington, TX 76012

By: Mike Majdeski 22274

Wednesday, June 27, 2018

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).

add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Concrete slab on grade.

Comments:

GENERAL COMMENT

Various conditions and adverse factors are able to affect structures, with differential movement likely to occur over time. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of inspection. Future performance of the foundation cannot be predicted or warranted. Visit

www.wateryourfoundation.com for tips on foundation maintenance and/or

www.watermyyard.org for other watering recommendations particular to Texas lawns.

Structural movement or settlement does not appear to be major as the foundation is supporting the structure at this time.

FOUNDATION

Corner spalds were noted in the foundation corners. These do not represent structural support problems and are generally cosmetic in nature. These areas should be monitored for further deterioration and pest control specialists notified of their locations as they can be locations of undetected insect entry.



I	NI	NP	D
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B. Grading and Drainage

Comments:

DRAINAGE

What appeared to be an underground leak was present at the rear left corner of the house. We recommend identifying the source of the leak and repairing it as necessary.



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C. Roof Covering Materials

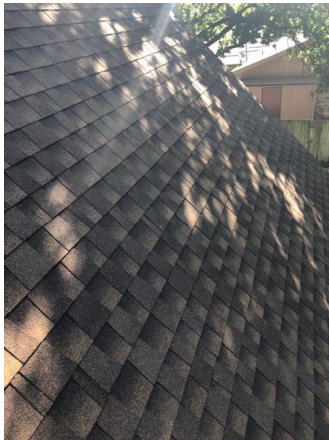
Types of Roof Covering: Architectural composition shingles. NOTE: With regular maintenance, average life expectancy is between 20-25 years under normal conditions.

Viewed From: Roof level by walking on the roof., We only had limited access to this roof. Portions of roofing could not be reached without jeopardizing the safety of the inspector or the integrity of the roofing material. Our comments are based only upon a limited visual inspection.

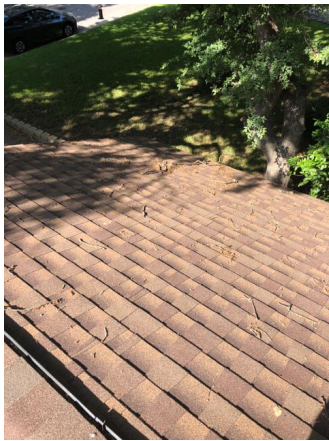
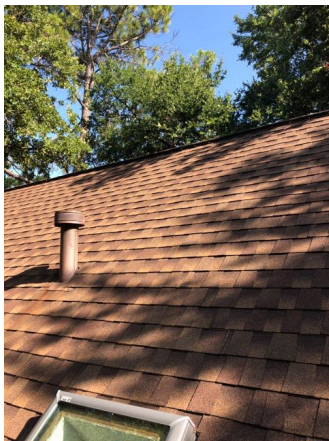
Comments:

ROOF PHOTOS

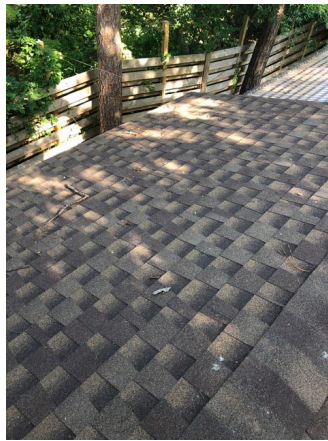
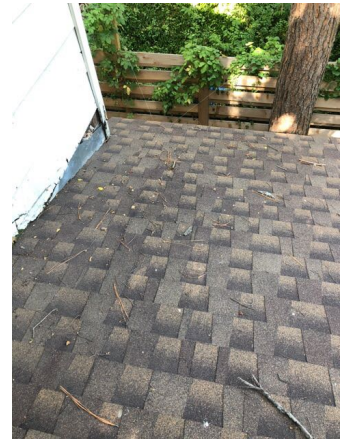
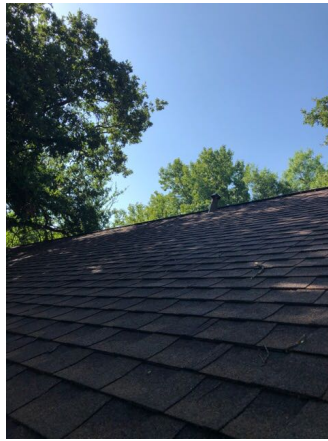
Photos of the roof covering materials from the previously noted vantage point.



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SURFACE

There is debris on the roof, requiring removal to prevent accelerated deterioration of the shingles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Roof Structures and Attics

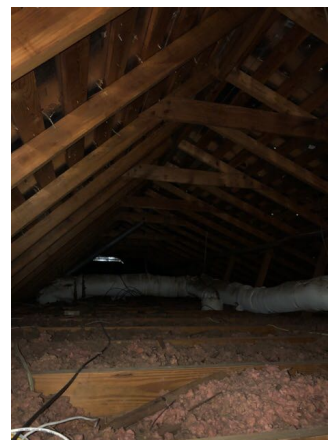
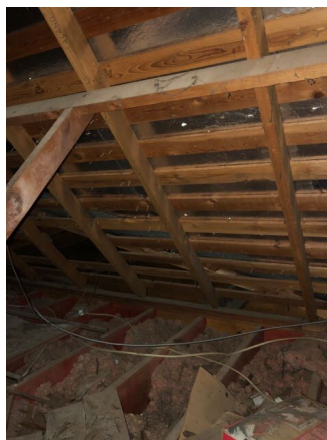
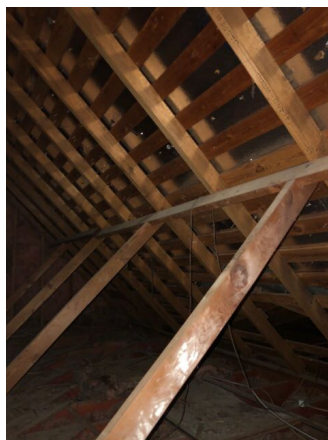
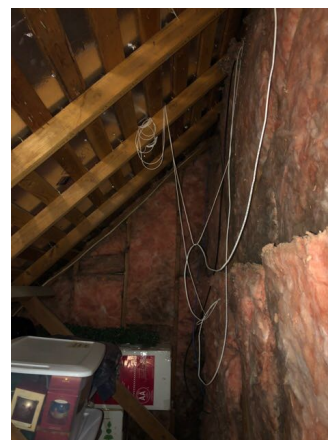
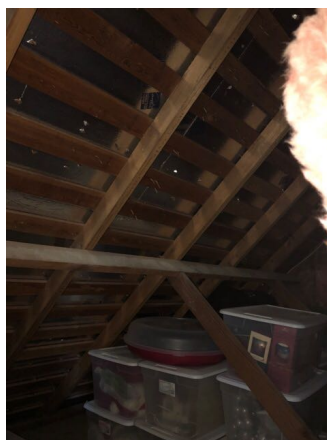
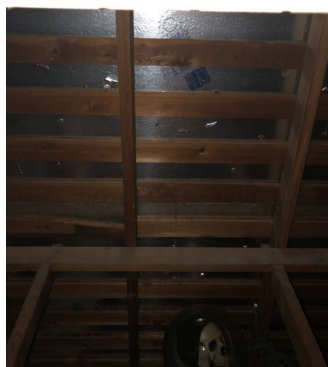
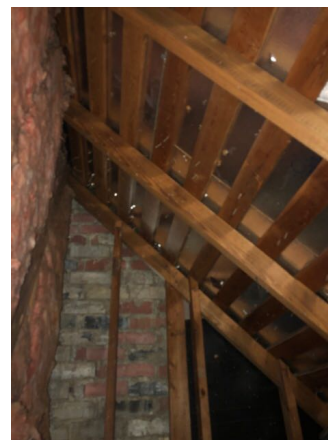
Viewed From: Second floor bedroom closet scuttle hatch and access door

Approximate Average Depth of Insulation: 4 - 6 inches, Recommend improving the attic insulation to R49 value which is recommended for this part of Texas. Typical installation creates 14 inches of blown insulation.

Comments:

ATTIC VIEW

Attic photos as viewed from previously noted location.



ATTIC INSULATION

The attic has blown-in fiberglass insulation.

INSULATION PHOTOS

Insulation photos.



VENTILATION

Soffit (eave) vents and ridge vents provide attic ventilation. This system typically vents the attic space using convection technology, hot air rising out through the top, and is considered very efficient.



The attic is equipped with one or more thermostatically controlled automatic fans. These vent appeared abandoned at the time of inspection.



PEST CONTROL

There is an active wasp nest in the attic. We recommend this nest be removed by a professional exterminator. Inspection was limited because of this condition. Keeping screens and vents in good condition will limit such infestation in the future.



RADIANT BARRIER

Radiant barrier was installed at time of inspection.



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E. Walls (Interior and Exterior)

Comments:

INTERIOR WALLS

Previous repairs were noted at various locations of the house.



Front Living room

There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



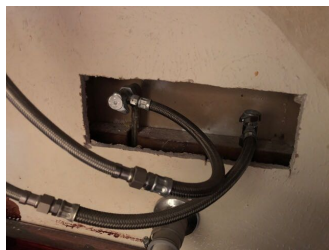
Impact fractures/holes were noted in the following locations: garage rear wall.



Garage rear wall

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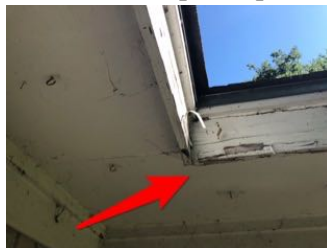
Walls should be sealed up at existing plumbing penetrations to prevent moisture and insect intrusion.



Second floor bathroom

EXTERIOR WALLS

Soffit and associated trim damage was present in several areas around the exterior of the house. We recommend further evaluation and repair/replacement by a qualified professional.



Some minor cracking of exterior walls was present at the time of inspection. Although these areas do not pose a structural problem at this time they should be monitored.



Moderate cracking was present along exterior walls indicating that some structural movement has occurred at some point in time. These areas should be repaired and monitored as a one time inspection cannot connect the amount of structural movement over time.



At back patio mortar joint

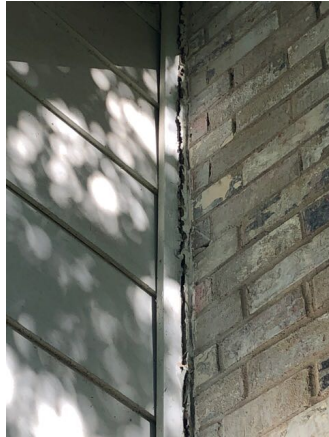


Left side of the house

There was some garage door frameSeparation from exterior walls indicating that some structural movement has occurred at some point in the past.



Trim separation from exterior walls was noted in some areas of indicating that some structural movement may have occurred in the past.



Chimney area

Wood rot along siding and/or trim was present along exterior areas of the house. We recommend repairs by a qualified professional.



Garage trim



Back porch door

HARDBOARD SIDING

Sections of the hardboard siding are deteriorated. We recommend these sections be repaired or replaced.



Above back porch

I	NI	NP	D
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Sections of the hardboard siding are damaged. We recommend these sections be repaired or replaced.



Above back porch

☒ ☐ ☐ ☒

F. Ceiling and Floors

Comments:

FLOOR

Gaps were present between the flooring and trim in some areas.



Second floor office

CEILING

The ceiling is stained and was verified NOT WET with a moisture meter. The surface should be prepared and refinished to restore its appearance.



Garage



Garage

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****G. Doors (Interior and Exterior)***Comments:***DOORS**

UPG The door between the house and garage should be a fire rated 20 minute, 1 3/8 inch solid core, or honeycomb steel door for the required dwelling/garage separation.

**H. Windows***Comments:***WINDOWS**

Thermal pane lost seal, window fogging and/or moisture was present in windows. This has resulted in condensation and/or residue developing between the panes of glass and can cause the glass to lose its insulating properties. Recommend contacting qualified window contractor for further evaluation and repair. Visibly fogged windows (NOT intended to be an exhaustive list) were noted AT LEAST at the following locations:



Dining room area

One or more window screen(s) is/are damaged. We recommend it be repaired or replaced.



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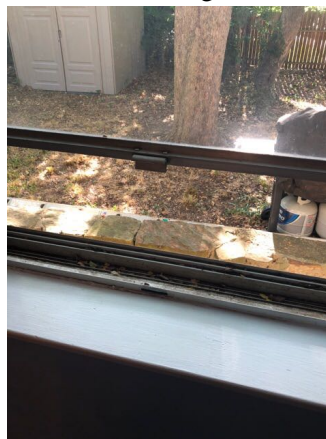
D=Deficient

I	NI	NP	D
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The screens for several of the windows are missing. We recommend they be replaced.



First floor bathroom



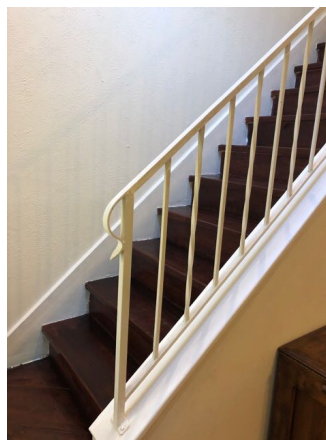
First floor guest bedroom

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

Comments:

STAIRS

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.



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

Comments:

FIREPLACE

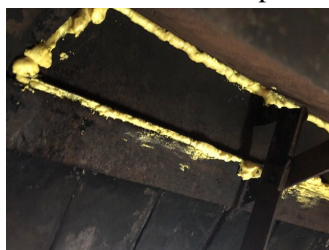
Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

The firebox is damaged. We recommend it be repaired or replaced prior to any further use.



Upper left side

The damper was sealed at the time of inspection. We recommend this be repaired to allow normal use of the fireplace.



FIREPLACE (MORE ITEMS)

UPG The gas line for the fireplace was capped at the time of inspection and as such was not tested. We recommend servicing and testing by a qualified professional prior to use.



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

Comments:

BALCONY/PORCH

The patio upgrades were in an unfinished state at the time of inspection.



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☒ ☐ ☐ ☐ **L. Other**

Comments:

GARAGE

There are personal items in the garage at time of inspection that prevented viewing of all areas.



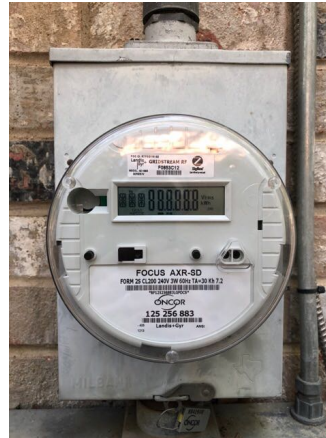
II. ELECTRICAL SYSTEMS

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

Comments:

BASIC INFORMATION

Service is overhead.



MAIN PANEL

The main electrical service panel is outside on the left side of the building.



GENERAL COMMENT

Many signs of non-professional workmanship were noted in this inspection. A licensed electrician should review the entire system and make all necessary corrections/modifications to bring the system into compliance with present industry standards.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper.

Comments:

WIRING

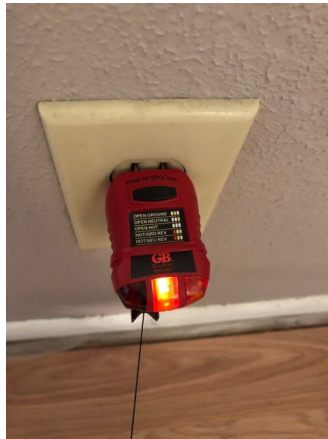
We found exposed wiring in this room. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.



Garage rear wall

RECEPTACLES

There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.



Second floor office



Second floor hallway

LIGHTS / FAN

Various closet lights are not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.



The light within the closet is too close to the shelving. This poses a fire hazard. We recommend the light be moved to a safer location, or be replaced with an approved fixture for this location.

OUTDOOR LIGHTS

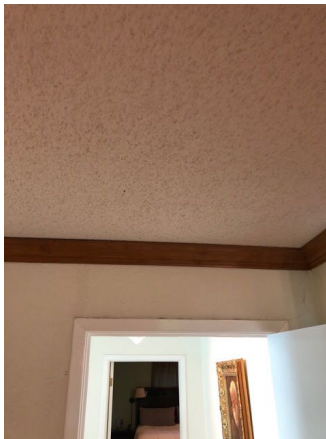
A light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.



Front of garage

SMOKE DETECTORS

Smoke detectors failed to operate or were not properly installed in the following locations:



CARBON MONOXIDE DETECTORS

UPG Carbon Monoxide Detectors were present and operating as designed at time of inspection. We recommend additional detectors be placed outside sleeping areas.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Forced Hot Air.

Energy Sources: Natural gas.

Comments:

BASIC INFORMATION

Furnace location: Hall closet

Filter size: 16 x 25 x 1 inch

GAS SUPPLY

UPG A flexible gas line is currently being used to supply the furnace. Solid pipe is required to be utilized to prevent potential damage to the line. We recommend replacement of the flexible gas line with an approved solid line by a qualified professional.



AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter and was clean at time of inspection.



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I	NI	NP	D
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GENERAL COMMENT

The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.



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B. Cooling Equipment

Type of Systems: Central System

Comments:

BASIC INFORMATION

Type of system: Gas heat with air conditioning

Number of units: 1

Condenser location: Left side of structure. The serial number of the unit could not be found at the time of inspection.



I	NI	NP	D
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AIR TEMPERATURE

Temperature drop/differential observed between 15 and 20 degrees (taken between the return air grate and ceiling/wall registers) is considered within the normal operating range. Temps noted at 68 degrees return, 47 degrees register, 19 degree difference.



Supply air temperature

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

Location of Water Meter: Front yard near the street.

Location of Main Water Supply Valve: Near the street, at the meter.

Static Water Pressure Reading: 40 - 50 psi

Comments:

METER LOCATION

Water meter location as previously stated.

**WATER PRESSURE**

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.



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B. Drains, Wastes, and Vents

Comments:

DRAIN LINES

Flexible drain lines are not allowed for permanent use. Flexible drain lines are designed for temporary repairs. Recommend contacting qualified plumber to replace with smooth walled plumbing as necessary.



Under kitchen sink



First floor bathroom

DROP VALVES

Drop valves were missing or not operating as designed at time of inspection..



Second floor bathroom rear sink



First floor bathroom sink

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C. Water Heating Equipment

Energy Sources: Natural gas.

Capacity: 50 gallons.

Comments:

BASIC INFORMATION

Location: In the garage

I	NI	NP	D
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T/P RELEASE VALVE

The temperature and pressure relief valve discharge pipe is not routed to an approved location. We recommend it be relocated.



GAS SUPPLY

The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



VENTING

UPG For enhanced safety, it is recommended that the connections of the water heater venting system be improved. The draft diverter should be secured to the gas vent pipe with a minimum of three self-drilling screws 5/8 inch long or less. When draft diverter mount tabs are present they should have screws installed securing the draft diverter to the top of the water heater. Recommend contacting qualified plumber to further evaluate and repair as necessary.



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ELEVATION/LOCATION

UPG There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.



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

Comments:

Not Inspected

☒ ☐ ☐ ☐ **E. Other**

Comments:

GAS SUPPLY

The gas meter was located at the right side of the house.



V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

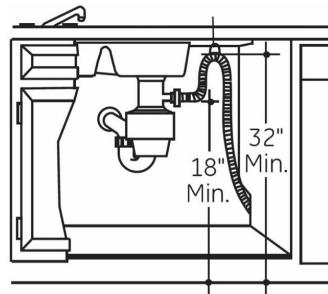
Comments:

DISHWASHER

The dishwasher responded to normal user controls and was found in good condition.



The discharge hose did not have an air gap at time of inspection. This is typically remedied by raising and attaching a loop to the bottom side of the countertop.

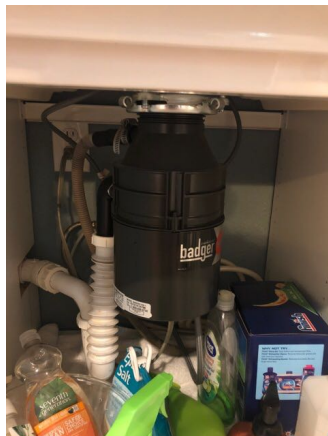


☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

DISPOSAL

The disposal was turned on with normal user controls and observed to be in satisfactory working condition.



I	NI	NP	D
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**C. Range Hood Exhaust Systems***Comments:***VENTILATION**

Kitchen ventilation is provided by a range hood over the stove. The fan appears to be properly installed and in serviceable condition. This fan does not vent to the exterior and has a filter which must be cleaned or replaced periodically.

**D. Ranges, Cooktops, and Ovens***Comments:***OVEN**

The oven was turned on with the normal operating controls and found to be in satisfactory working condition. With the temperature set to 350 degrees F, the oven shut off withing 25 degrees as required.

**STOVE**

A gas cooktop was installed and operational at time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The gas shutoff valve is not accessible, as required by present standards. We recommend it be made accessible for convenient servicing and access in an emergency.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

MICROWAVE

The microwave oven was turned on briefly with the normal operating controls and found to be in satisfactory working condition. Any further testing is beyond the scope of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

VENTILATION

The duct from the second floor bathroom exhaust fan does not go to the exterior. This condition allows excessive moisture to be vented into the attic. We recommend this deficiency be corrected.



G. Garage Door Operators

Comments:

GARAGE DOOR OPENER

No operational problems noted at time home inspection on a limited operation test. Remotes were not tested for operation, recommend requesting a demonstration from seller.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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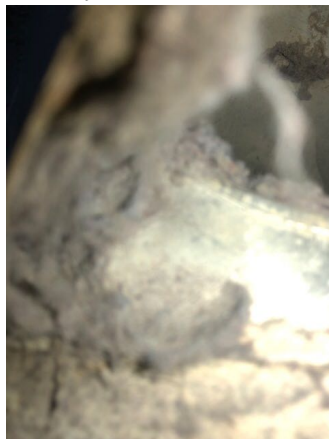


H. Dryer Exhaust Systems

Comments:

DRYER VENT

The dryer vent has accumulated dirt and debris. We recommend it be cleaned.



VI. OPTIONAL SYSTEMS



A. Landscape Irrigation (Sprinkler) Systems

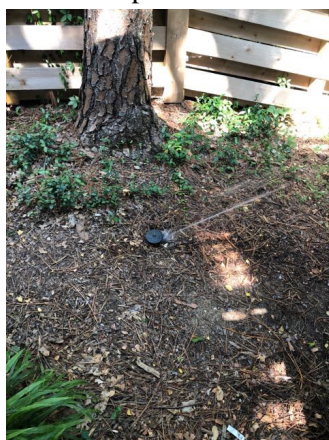
Comments:

SPRINKLER SYSTEM

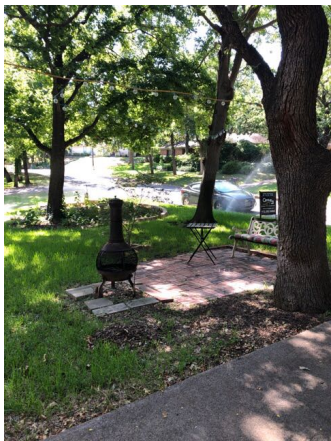
The control panel is located in the garage.

The backflow control valve was not located at time of inspection. Recommend conferring with the sellers as to the location or having one installed by a qualified professional.

Operating sprinkler system pictures. The system operated by the control panel as designed at time of inspection.



I	NI	NP	D
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Inspection Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

I. STRUCTURAL SYSTEMS

A. Foundations

FOUNDATION FOUNDATION

1: - Corner spalds were noted in the foundation corners. These do not represent structural support problems and are generally cosmetic in nature. These areas should be monitored for further deterioration and pest control specialists notified of their locations as they can be locations of undetected insect entry.

B. Grading and Drainage

GRADING & DRAINAGE DRAINAGE

2: - What appeared to be an underground leak was present at the rear left corner of the house. We recommend identifying the source of the leak and repairing it as necessary.

C. Roof Covering Materials

SURFACES SURFACE

3: - There is debris on the roof, requiring removal to prevent accelerated deterioration of the shingles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.

D. Roof Structures and Attics

APPROXIMATE AVERAGE DEPTH OF INSULATION

4: - Recommend improving the attic insulation to R49 value which is recommended for this part of Texas. Typical installation creates 14 inches of blown insulation.

E. Walls (Interior and Exterior)

INTERIOR WALLS

5: - There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

6: - Impact fractures/holes were noted in the following locations: garage rear wall.

7: - Walls should be sealed up at existing plumbing penetrations to prevent moisture and insect intrusion.

EXTERIOR WALLS

8: - Soffit and associated trim damage was present in several areas around the exterior of the house. We recommend further evaluation and repair/replacement by a qualified professional.

9: - Some minor cracking of exterior walls was present at the time of inspection. Although these areas do not pose a structural problem at this time they should be monitored.

10: - Moderate cracking was present along exterior walls indicating that some structural movement has occurred at some point in time. These areas should be repaired and monitored as a one time inspection cannot connect the amount of structural movement over time.

11: - There was some garage door frame separation from exterior walls indicating that some structural movement has occurred at some point in the past.

12: - Trim separation from exterior walls was noted in some areas of indicating that some structural movement may have occurred in the past.

13: - Wood rot along siding and/or trim was present along exterior areas of the house. We recommend repairs by a qualified professional.

SURFACES HARDBOARD SIDING

14: - Sections of the hardboard siding are deteriorated. We recommend these sections be repaired or replaced.

15: - Sections of the hardboard siding are damaged. We recommend these sections be repaired or replaced.

F. Ceiling and Floors

FLOOR


16: - Gaps were present between the flooring and trim in some areas.

CEILING

17: - The ceiling is stained and was verified NOT WET with a moisture meter. The surface should be prepared and refinished to restore its appearance.

G. Doors (Interior and Exterior)

DOORS

 **18:** - The door between the house and garage should be a fire rated 20 minute, 1 3/8 inch solid core, or honeycomb steel door for the required dwelling/garage separation.

H. Windows

WINDOWS

19: - One or more window screen(s) is/are damaged. We recommend it be repaired or replaced.

20: - The screens for several of the windows are missing. We recommend they be replaced.

J. Fireplaces and Chimneys

FIREPLACES & CHIMNEYS FIREPLACE

21: - The firebox is damaged. We recommend it be repaired or replaced prior to any further use.

22: - The damper was sealed at the time of inspection. We recommend this be repaired to allow normal use of the fireplace.

FIREPLACES & CHIMNEYS FIREPLACE (MORE ITEMS)

UPG 23: - The gas line for the fireplace was capped at the time of inspection and as such was not tested. We recommend servicing and testing by a qualified professional prior to use.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

GENERAL COMMENT

24: - Many signs of non-professional workmanship were noted in this inspection. A licensed electrician should review the entire system and make all necessary corrections/modifications to bring the system into compliance with present industry standards.

B. Branch Circuits, Connected Devices, and Fixtures

ELECTRICAL WIRING

25: - We found exposed wiring in this room. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.

ELECTRICAL RECEPTACLES

26: - There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.

ELECTRICAL LIGHTS / FAN

27: - Various closet lights are not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.

28: - The light within the closet is too close to the shelving. This poses a fire hazard. We recommend the light be moved to a safer location, or be replaced with an approved fixture for this location.

ELECTRICAL OUTDOOR LIGHTS

29: - A light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.

ELECTRICAL CARBON MONOXIDE DETECTORS

UPG 30: - Carbon Monoxide Detectors were present and operating as designed at time of inspection. We recommend additional detectors be placed outside sleeping areas.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

EQUIPMENT GAS SUPPLY

UPG 31: - A flexible gas line is currently being used to supply the furnace. Solid pipe is required to be utilized to prevent potential damage to the line. We recommend replacement of the flexible gas line with an approved solid line by a qualified professional.

IV. PLUMBING SYSTEM

B. Drains, Wastes, and Vents

DRAIN/WASTE/VENT DRAIN LINES

32: - Flexible drain lines are not allowed for permanent use. Flexible drain lines are designed for temporary repairs. Recommend contacting qualified plumber to replace with smooth walled plumbing as necessary.

DRAIN/WASTE/VENT DROP VALVES

33: - Drop valves were missing or not operating as designed at time of inspection..

C. Water Heating Equipment

T/P RELEASE VALVE

34: - The temperature and pressure relief valve discharge pipe is not routed to an approved location. We recommend it be relocated.

VENTING

UPG 35: - For enhanced safety, it is recommended that the connections of the water heater venting system be improved. The draft diverter should be secured to the gas vent pipe with a minimum of three self-drilling screws 5/8 inch long or less. When draft diverter mount tabs are present they should have screws installed securing the draft diverter to the top of the water heater. Recommend contacting qualified plumber to further evaluate and repair as necessary.

ELEVATION/LOCATION

UPG 36: - There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

V. APPLIANCES

A. Dishwashers

DISHWASHER

37: - The discharge hose did not have an air gap at time of inspection. This is typically remedied by raising and attaching a loop to the bottom side of the countertop.

D. Ranges, Cooktops, and Ovens

STOVE

38: - The gas shutoff valve is not accessible, as required by present standards. We recommend it be made accessible for convenient servicing and access in an emergency.

H. Dryer Exhaust Systems

DRYER VENT

39: - The dryer vent has accumulated dirt and debris. We recommend it be cleaned.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

SPRINKLER SYSTEM

40: - The backflow control valve was not located at time of inspection. Recommend conferring with the sellers as to the location or having one installed by a qualified professional.