

# INSPECTION REPORT



For the Property at:  
**100 ANYWHERE**  
AUSTIN, TX

---

Prepared for: JOHN DOE  
Inspection Date: Wednesday, March 6, 2019  
Prepared by: Chris Nowling



Chris Nowling Inspection Services, LLC  
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Excellence in home inspection.



March 26, 2019

Dear John Doe,

RE: Report No. 3382, v.3  
100 Anywhere  
Austin, TX

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our State Association Texas Real Estate Commission (TREC) and our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

THE TEXAS REAL ESTATE COMMISSION (TREC) VERSION CAN BE FOUND AFTER THE "REFERENCE" SECTION.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Chris Nowling  
on behalf of  
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# SUMMARY

100 Anywhere, Austin, TX March 6, 2019

Report No. 3382, v.3

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SUMMARY

ROOFING

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This Summary Report is designed to assist the reader as an overview of the full report. These items are the ones that are considered to be "Deficiencies", "in need of repair or further investigation". Much more information is available in the complete inspection report. We will not be held liable for any omissions on this report.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Composition shingles

**Condition:** • [Granule loss](#)

Excessive premature granule loss at front slopes. Possibly related to an impact event such as hail.

**Implication(s):** Shortened life expectancy of material

**Location:** Southwest

**Task:** Deficiency- Further evaluation

**Time:** Immediate

### SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

**Condition:** • [Siding not cut back](#)

Siding not trimmed away from roof properly.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various areas where siding is above the roof.

**Task:** Deficiency- Improve

**Time:** Discretionary

### SLOPED ROOF FLASHINGS \ Pipe/stack flashings

**Condition:** • Lead flashing not rolled into plumbing vents

**Implication(s):** Leaks

**Location:** Left Side

**Task:** Deficiency- Repair

**Time:** Immediate

**Condition:** • [Damage](#)

Damaged lead flashing at plumbing vent.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear near fireplace chimney.

**Task:** Deficiency- Repair

**Time:** Immediate

## Exterior

### ROOF DRAINAGE \ Gutters

**Condition:** • [Clogged](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Deficiency- Repair

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**Time:** Immediate

## WALLS \ Masonry (brick, stone) and concrete

**Condition:** • Gap between overhead garage door jamb and brick veneer at the right side of the garage door needs to be sealed.

**Location:** Garage

**Task:** Deficiency- Provide

**Time:** Immediate

## IRRIGATION/SPRINKLER SYSTEM \ Observations

**Condition:** • Missing shutoff valve between water meter and backflow device

**Implication(s):** Difficult to service

**Task:** Deficiency- Provide

**Time:** Discretionary

**Condition:** • No rain or moisture sensor

**Implication(s):** Increased water consumption

**Task:** Deficiency- Provide

**Time:** Discretionary

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**Condition:** • The gas pipe bonding was not located at the time of the inspection. The metal piping should be bonded back to the electrical system grounding. The gas piping has always been required to be bonded to the electrical system grounding, it used to occur naturally at gas appliances until they started using flex connectors. Further investigation by a qualified licensed electrician is recommended.

**Task:** Deficiency- Provide

**Time:** Immediate

### SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

**Condition:** • The panel is flush mounted and most cables are bundled and exit the panel through a large opening or two. As per current applicable standards, the individual cables should be routed through the various small "knock-out" holes at the top, bottom and/or sides of the panel box and secured with approved cable clamps, so that any smoke or fire inside the panel is confined or at least restricted from passing through the knockout openings. What was found here today was generally the method of installation in this region at the time of this home's construction. This installation would not be allowed by current standards. NEC 312.5(C)

**Location:** Garage

**Task:** Deficiency- Improve

**Time:** Discretionary

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Under current standards all garage receptacles should have GFCI protection.

**Implication(s):** Electric shock

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**Location:** Garage

**Task:** Deficiency- Provide

**Time:** Immediate

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

All 110 volt receptacles.

**Implication(s):** Electric shock

**Location:** Laundry Area

**Task:** Deficiency- Provide

**Time:** Immediate

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Gaps or voids](#)

Insulation batts have fallen down at living room wall exposed to attic near the fireplace.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Task:** Deficiency- Correct

**Time:** Immediate

## Plumbing

### SUPPLY PLUMBING \ Shut off valve

**Condition:** • [Buried](#)

**Implication(s):** Reduced system life expectancy | Difficult to service

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate

### SUPPLY PLUMBING \ Supply piping in building

**Condition:** • As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator; (if a pressure regulator is present have it serviced/adjusted). Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Client should be aware that once a "pressure reducing valve" has been installed on the water supply, standards call for the installation of an expansion tank. Consult a licensed plumber for further evaluation and correction.

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate

### SUPPLY PLUMBING \ Pressure regulator

**Condition:** • Since the water supply to the home is equipped with a pressure reducing valve or backflow device standards require us to report as deficient the lack of an expansion tank at the water heater(s) when a pressure reducing valve or backflow device is in place at the water supply line/system. Some pressure reducing valves have thermal bypass valves. If the device has a thermal bypass valve the expansion tank is not required. There is no way for the inspector to identify this type of valve. Consult a qualified licensed plumber for evaluation. IRC P2903.4

**Task:** Deficiency- Provide

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**Time:** Immediate

## **WATER HEATER - GAS BURNER AND VENTING \ Venting system**

**Condition:** • [Poor connections](#)

Flue not set and secured properly on top of tank.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Attic

**Task:** Deficiency- Repair

**Time:** Immediate

## **FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)**

**Condition:** • [Backflow prevention missing](#)

**Implication(s):** Contaminated drinking water

**Location:** Front left of porch.

**Task:** Deficiency- Provide

**Time:** Immediate

## **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**Condition:** • [Slow drains](#)

Sink drains poorly.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Upstairs Bathroom

**Task:** Deficiency- Service

**Time:** Immediate

## **FIXTURES AND FAUCETS \ Toilet**

**Condition:** • [Loose](#)

Loose on floor

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the building

**Location:** Downstairs half bath

**Task:** Deficiency- Repair

**Time:** Immediate

## Interior

### **WINDOWS \ Glass (glazing)**

**Condition:** • [Lost seal on double or triple glazing](#)

Fogged glass.

**Implication(s):** Shortened life expectancy of material

**Location:** Front Upstairs Bedroom

**Task:** Deficiency- Repair

**Time:** Discretionary

**Condition:** • [Lost seal on double or triple glazing](#)

Fogged glass.

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**Implication(s):** Shortened life expectancy of material

**Location:** Entry hall and study

**Task:** Deficiency- Repair

**Time:** Discretionary

## WINDOWS \ Storms and screens

**Condition:** • The window screens for the home are missing or not set in multiple areas. Frequently the screens are removed so that the home shows better. I recommend having all screens set to verify that they are present.

**Location:** Throughout

**Task:** Deficiency- Provide

**Time:** Immediate

## EXHAUST FANS \ Kitchen range exhaust system

**Condition:** • Range exhaust appears to be set up for exterior discharge. However much of the air is blowing inside as if it was a recirculating type and I didn't locate the exterior discharge location.

**Location:** Kitchen

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate

## GARAGE \ Door between garage and living space

**Condition:** • [Does not close door fully](#)

Automatic closer not functioning properly.

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Deficiency- Repair

**Time:** Immediate

## GARAGE \ Vehicle door operators

**Condition:** • Sensors poorly located

Sensors should be from 3-8" above the floor.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** Deficiency- Improve

**Time:** Immediate

## APPLIANCES \ Dishwasher

**Condition:** • Backflow prevention missing

**Implication(s):** Contaminated drinking water

**Location:** Kitchen

**Task:** Deficiency- Repair

**Time:** Immediate

## APPLIANCES \ Waste disposal

**Condition:** • Wiring exposed or loose

No stress clamp for electrical wiring

**Implication(s):** Electric shock



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**Location:** Kitchen

**Task:** Deficiency- Repair

**Time:** Immediate

## APPLIANCES \ Dryer

**Condition:** • Improper roof top dryer vent discharge and it is not equipped with a damper.  
The screening around it makes it worse.

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate

**Condition:** • We recommend having the dryer vent cleaned as regular maintenance.

**Task:** Deficiency- Clean

**Time:** Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

**The home is considered to face :** • South

**Types of Roof Covering:** • [Composition shingles](#)

**Viewed From:** • Walking the roof surface

**Sloped roof flashing material:** • Metal • Lead

**Approximate age:** • 11 years

## Limitations

**Roof inspection limited/prevented by:** • We do not remove or alter any roof materials for the purpose of the inspection. We did not test the materials for thickness, texture, fastening patterns, types of fastening systems, underlayments, etc., unless otherwise noted herein. We base our inspection on visual appearance, signs of leakage, wear, etc.

**Inspection performed:** • By walking on roof

## Recommendations

### SLOPED ROOFING \ Composition shingles

#### **1. Condition:** • [Granule loss](#)

Excessive premature granule loss at front slopes. Possibly related to an impact event such as hail.

**Implication(s):** Shortened life expectancy of material

**Location:** Southwest

**Task:** Deficiency- Further evaluation

**Time:** Immediate



1. Granule loss



2. Granule loss



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3. Granule loss



4. Granule loss



5. Granule loss

## **SLOPED ROOF FLASHINGS \ Roof/sidewall flashings**

### **2. Condition:** • [Siding not cut back](#)

Siding not trimmed away from roof properly.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various areas where siding is above the roof.

**Task:** Deficiency- Improve

**Time:** Discretionary



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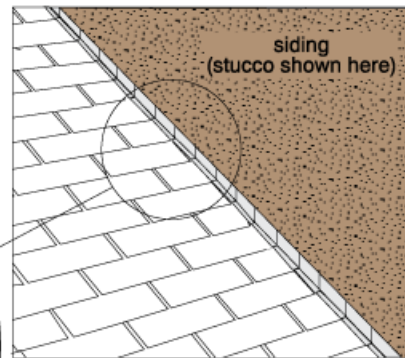
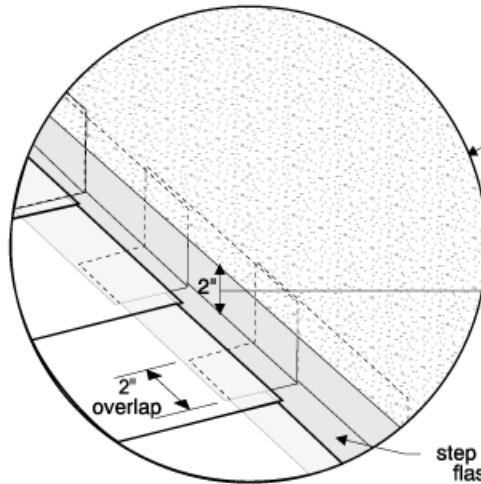
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## Roof/sidewall flashings

sidings such as wood, metal, vinyl or stucco can serve as counter flashing



a two inch clearance is desirable to prevent water from being wicked up into the siding

step or base flashings

typically 9"



6. Siding not cut back



7. Siding not cut back

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8. Siding not cut back



9. Siding not cut back

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

3. Condition: • Lead flashing not rolled into plumbing vents

Implication(s): Leaks

Location: Left Side

Task: Deficiency- Repair

Time: Immediate



10.



11.

4. Condition: • [Damage](#)

Damaged lead flashing at plumbing vent.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear near fireplace chimney.

Task: Deficiency- Repair

Time: Immediate



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12. *Damage*

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## Description

**General:** • Adequate drainage observed around the home.

**Lot slope:** • [Flat](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Fiber cement board](#)

**Wall surfaces and trim:** • [Brick](#) • Fiber Cement Siding

**Driveway:** • Concrete

**Porch:** • Concrete

**Patio:** • Concrete

**Garage:** • 2-Car

**Garage:** • Attached

**Irrigation/Lawn sprinklers:** • Number of active stations;

*Note:* 7

**Irrigation/Lawn sprinklers:** • Double Check Anti-Siphon Valve present

**Irrigation/Lawn sprinklers:** • Automatic

## Limitations

**Inspection limited/prevented by:** • Concealed wall flashing details (i.e. at doors, windows, brick ledges, and roof intersections) are beyond the scope of this inspection. • Sprinkler System Anti-siphon/double check backflow valve present not performance tested

**Inspection limited/prevented by:** • Storage • Storage in garage

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### ROOF DRAINAGE \ Gutters

**5. Condition:** • [Clogged](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Deficiency- Repair

**Time:** Immediate

# EXTERIOR

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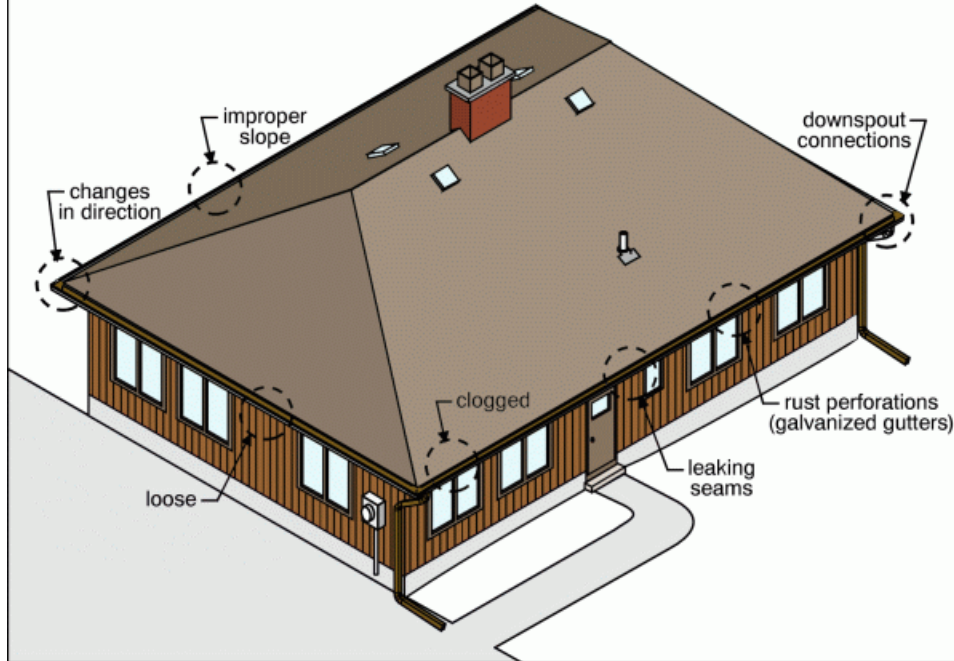
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## Gutters - common reasons for leakage



### WALLS \ Masonry (brick, stone) and concrete

**6. Condition:** • Gap between overhead garage door jamb and brick veneer at the right side of the garage door needs to be sealed.

**Location:** Garage

**Task:** Deficiency- Provide

**Time:** Immediate



13.



# EXTERIOR

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## IRRIGATION/SPRINKLER SYSTEM \ Observations

**7. Condition:** • Missing shutoff valve between water meter and backflow device

**Implication(s):** Difficult to service

**Task:** Deficiency- Provide

**Time:** Discretionary

**8. Condition:** • No rain or moisture sensor

**Implication(s):** Increased water consumption

**Task:** Deficiency- Provide

**Time:** Discretionary

## IRRIGATION/SPRINKLER SYSTEM \ Sprinkler heads

**9. Condition:** • The sprinkler system is in need of general service to redirect and adjust heads.

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## Description

**Type of Foundation(s):** • Slab-on-grade

**Foundation Performance Opinion:** • The foundations appear to be performing their intended function. No evidence of significant distress was observed. Inspector is not a structural engineer. If further investigation is desired consult a structural engineer prior to closing.

**Roof Structures and Attics Viewed From:** • Roof framing/attic viewed from attic

**Configuration:** • [Slab-on-grade](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • [Concrete](#)

**Exterior wall construction:** • Wood Frame/Fiber Cement Siding

**Exterior wall construction:** • [Wood frame / Brick veneer](#)

**Roof and ceiling framing:** • Rafters/ceiling joists

## Limitations

**Inspection limited/prevented by:** • Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage

**Attic/roof space:** • Entered but access was limited

## Recommendations

### RECOMMENDATIONS \ Overview

**10. Condition:** • No structure recommendations are offered as a result of this inspection.

### FOUNDATIONS \ General

**11. Condition:** • Corner cracks observed at the corners of the foundation. Conditions are typically related to thermal expansion of the brick/masonry veneer where it rests on the slab. Condition is often due to the flashing under the brick/masonry veneer not extending beyond the edge of the foundation.

**Task:** Deficiency- Monitor

**Time:** Discretionary



14. Corner cracks observed at the corners of th...

## Description

**Type of Wiring:** • [Copper - non-metallic sheathed](#)

**Service entrance cable and location:** • [Underground - cable material not visible](#)

**Service size:** • [150 Amps \(240 Volts\)](#)

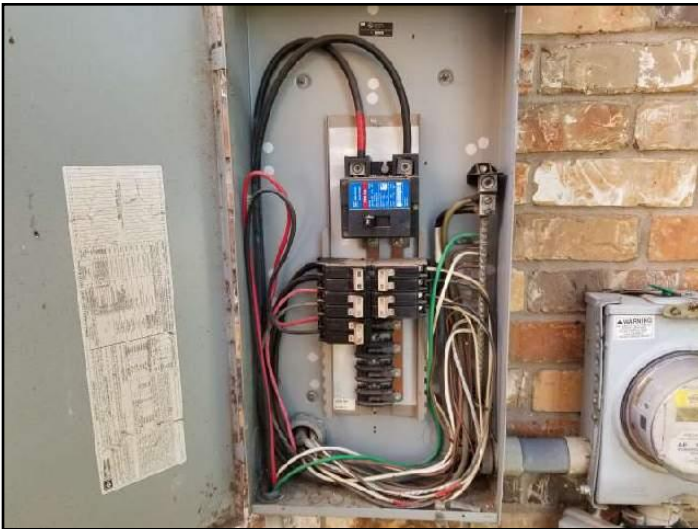
**Main disconnect/service box rating:** • [150 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - exterior wall](#)

**System grounding material and type:** • [Copper - water pipe and ground rod](#)

**Distribution panel type and location:**

• [Breakers - exterior wall](#)



15. Breakers - exterior wall



16. Breakers - exterior wall

**Distribution panel rating:** • [150 Amps](#)

**Electrical panel manufacturers:** • Eaton/Cutler-Hammer

**Auxiliary panel (subpanel) type and location:**

• [Breakers - garage](#)

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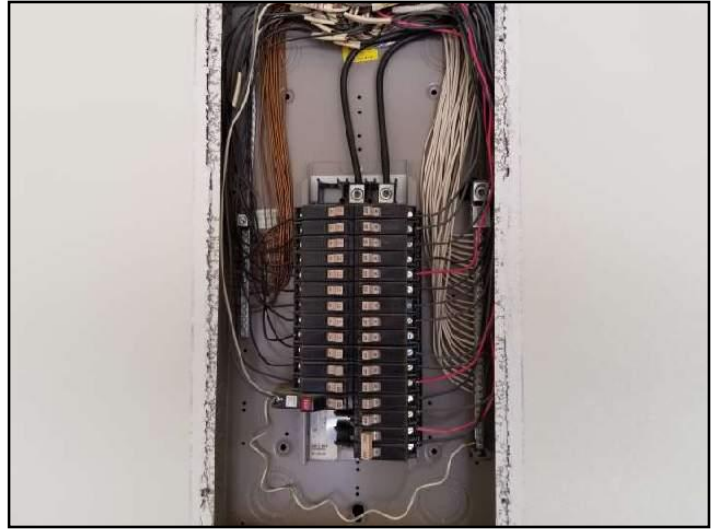
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17. Breakers - garage



18. Breakers - garage

Auxiliary panel (subpanel) rating: • [100 Amps](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - garage](#) • GFCI - kitchen • [GFCI - whirlpool](#) • No AFCI

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

## Limitations

Inspection limited/prevented by: • Storage • Insulation

System ground: • Continuity not verified • Quality of ground not determined

Not included as part of a building inspection: • The central security system is beyond the scope of this inspection.

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**12. Condition:** • The gas pipe bonding was not located at the time of the inspection. The metal piping should be bonded back to the electrical system grounding. The gas piping has always been required to be bonded to the electrical system grounding, it used to occur naturally at gas appliances until they started using flex connectors. Further investigation by a qualified licensed electrician is recommended.

**Task:** Deficiency- Provide

**Time:** Immediate

### SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

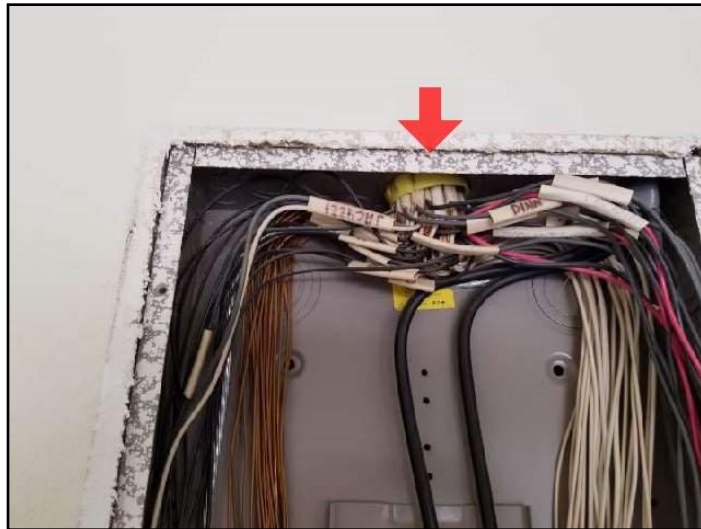
**13. Condition:** • The panel is flush mounted and most cables are bundled and exit the panel through a large opening or

two. As per current applicable standards, the individual cables should be routed through the various small "knock-out" holes at the top, bottom and/or sides of the panel box and secured with approved cable clamps, so that any smoke or fire inside the panel is confined or at least restricted from passing through the knockout openings. What was found here today was generally the method of installation in this region at the time of this home's construction. This installation would not be allowed by current standards. NEC 312.5(C)

**Location:** Garage

**Task:** Deficiency- Improve

**Time:** Discretionary



19. The panel is flush mounted and most cables...

#### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**14. Condition:** • Arc-Fault Circuit Interrupters (AFCI) devices are some of the newest safety devices for electrical systems. They became required for homes built after 2002 in the bedrooms. In 2008 the standards were changed to read as follows. Arc- Fault Circuit Interrupters (AFCI) requirements from the 2008 NEC. Arc Fault Circuit Interrupters need to be installed on circuits for the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and then open the circuit when arcing occurs. If the home was built prior to 2002 these devices may not be able to be installed due to changes in basic wiring techniques to accommodate the AFCI devices. Corrections should be performed by a licensed electrician.

**15. Condition:** • The 2008 NEC calls for the installation of "tamper resistant receptacles". This home was built prior to that requirement. Installation of these devices is not required but the homeowner may want to have them installed for increased safety.

**16. Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Under current standards all garage receptacles should have GFCI protection.

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Deficiency- Provide

**Time:** Immediate

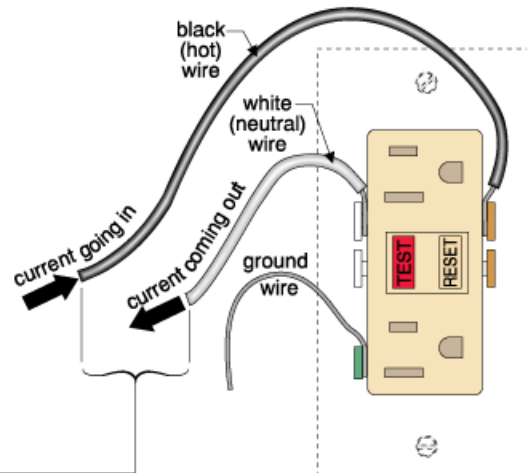
## Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires  
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

### note:

if the GFCI is in the panel, the entire circuit will be shut down



### 17. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

All 110 volt receptacles.

**Implication(s):** Electric shock

**Location:** Laundry Area

**Task:** Deficiency- Provide

**Time:** Immediate



# HEATING

100 Anywhere, Austin, TX March 6, 2019

Report No. 3382, v.3

[www.cniservices.net](http://www.cniservices.net)

SUMMARY

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## Description

Type of Systems: • [Furnace](#)

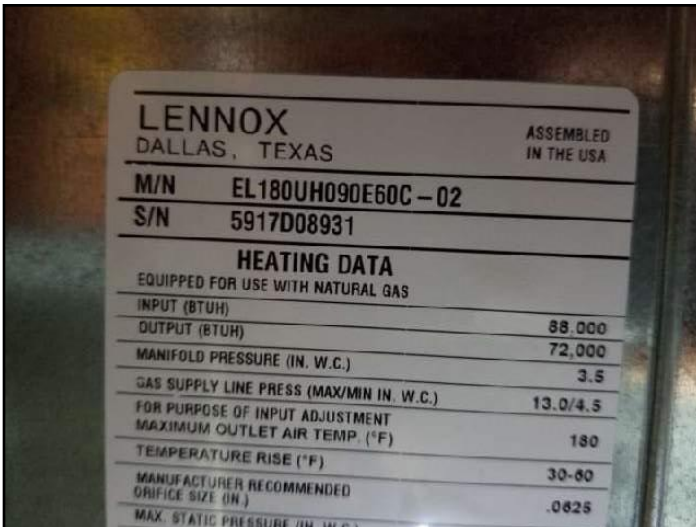
Energy Sources: • [Gas](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Lennox

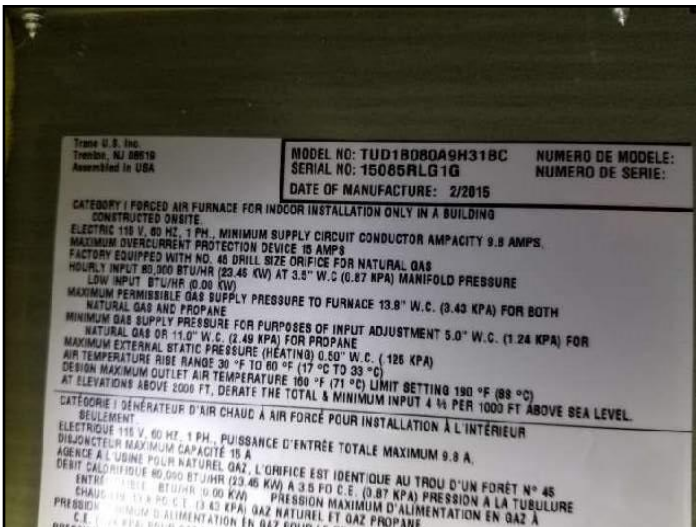
Downstairs system



20. Lennox

• Trane

Upstairs system



22. Trane



21. Lennox



23. Trane

Heat distribution: • [Ducts and registers](#)



# HEATING

100 Anywhere, Austin, TX March 6, 2019

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## Approximate capacity:

- [85,000 BTU/hr](#)

Downstairs system

- [80,000 BTU/hr](#)

Upstairs system

## Efficiency:

- [Mid-efficiency](#)

Upstairs system

- [Mid-efficiency](#)

Downstairs system

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Outside

## Approximate age:

- [2 years](#)

Downstairs system

- [4 years](#)

Upstairs system

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • 14" x 30" • 20" x 25"

Auxiliary heat: • [Wood fireplace](#)

Fireplace/stove: • [Wood-burning fireplace](#) • [Gas logs](#)

Chimney/vent: • [Wood over metal](#)

Chimney liner: • Triple Wall metal pipe

Chimney liner: • B-vent (double-wall metal liner)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

Location of the thermostat for the heating system: • Hallway

## Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • Cannot verify effectiveness of air filter

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

# HEATING

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## Recommendations

### RECOMMENDATIONS \ Overview

**18. Condition:** • No heating recommendations are offered as a result of this inspection.

# COOLING & HEAT PUMP

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## Description

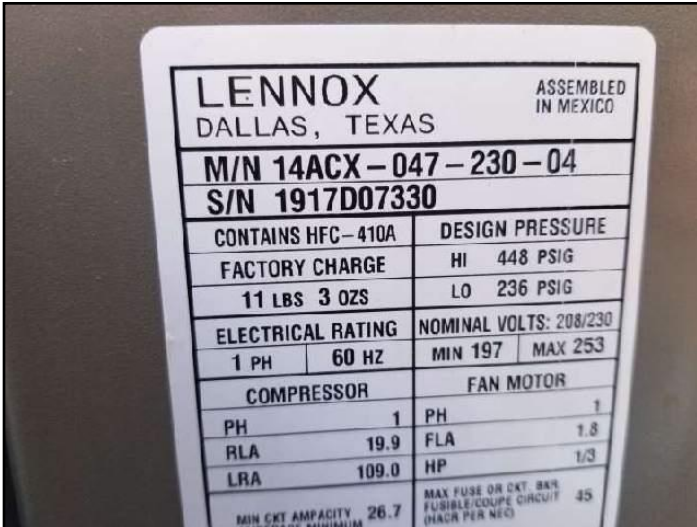
Type of Systems: • [Air cooled](#)

Air conditioning type: • [Air cooled](#)

Manufacturer:

• Lennox

Downstairs system



24. Lennox

• Trane

Upstairs system



26. Trane

Cooling capacity:

• 3 Tons

Upstairs system



25. Lennox



27. Trane

# COOLING & HEAT PUMP

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## • [4 Tons](#)

Downstairs system

**Compressor type:** • Electric

**Compressor approximate age:**

## • 2 years

Downstairs system

## • 4 years

Upstairs system

**Typical life expectancy:** • 12 to15 years

**Failure probability:** • [Low](#)

**Location of the thermostat for the cooling system:** • Hallway

## Limitations

**Inspection limited/prevented by:** • Exterior temperature too low to safely operate the system. Temperature is below 60 degrees. (system not inspected).

## Recommendations

### **RECOMMENDATIONS \ Overview**

**19. Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

# INSULATION AND VENTILATION

100 Anywhere, Austin, TX March 6, 2019

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## Description

**Approximate Average Depth of Insulation:** • 8 inches • 12 inches

**Attic/roof insulation material:** • [Glass fiber](#) • [Mineral wool](#)

**Attic/roof insulation amount/value:** • [R-32](#)

**Attic/roof air/vapor barrier:** • Not determined

**Attic/roof ventilation:** • [Roof and soffit vents](#)

## Limitations

**Inspection prevented by no access to:** • Roof space • Wall space • Floor space

**Attic inspection performed:** • By entering attic, but access was limited

**Air/vapor barrier system:** • Continuity not verified

**Mechanical ventilation effectiveness:** • Not verified

## Recommendations

### ATTIC/ROOF \ Insulation

**20. Condition:** • [Gaps or voids](#)

Insulation batts have fallen down at living room wall exposed to attic near the fireplace.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Task:** Deficiency- Correct

**Time:** Immediate



28. Gaps or voids

**21. Condition:** • Animal/pest droppings in attic

**Implication(s):** Health hazard

**Location:** Various

# INSULATION AND VENTILATION

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**Task:** Deficiency- Further evaluation

**Time:** Discretionary



## Description

### Location of water meter:

- Front near street
- Right side of property



29. Front near street

### Location of Main water supply valve: • In the yard next to the meter box/hatch.



30. In the yard next to the meter box/hatch.

Static water pressure reading: • 95psi

Water Heating Energy Source: • [Gas](#)

Water Heating Capacity: • [50 gallons](#)

Water supply source: • Public

# PLUMBING

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**Supply piping in building:** • Pressure Reducing Valve (PRV) present

**Supply piping in building:** • [Copper](#)

**Water heater type:** • Tank

**Water heater fuel/energy source:** • [Gas](#)

**Water heater exhaust venting method:** • Natural draft

**Water heater manufacturer:**

• Rheem



31. Rheem



32. Rheem

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 7 years

**Water heater location:** • Attic

**Water heater typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [Medium](#)

**Waste and vent piping in building:** • Main Drain Cleanout Location:

*Note:* Front yard right of driveway.



# PLUMBING

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33. Main Drain Cleanout Location:

Waste and vent piping in building: • [PVC plastic](#)

Gas piping: • Copper

Main fuel shut off valve at the: • Gas meter

## Limitations

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

## Recommendations

### SUPPLY PLUMBING \ Shut off valve

22. Condition: • [Buried](#)

**Implication(s):** Reduced system life expectancy | Difficult to service

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate



34. Buried

## SUPPLY PLUMBING \ Supply piping in building

**23. Condition:** • As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator; (if a pressure regulator is present have it serviced/adjusted). Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Client should be aware that once a "pressure reducing valve" has been installed on the water supply, standards call for the installation of an expansion tank. Consult a licensed plumber for further evaluation and correction.

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate



35. As the static water pressure of the supply...

## SUPPLY PLUMBING \ Pressure regulator

**24. Condition:** • Since the water supply to the home is equipped with a pressure reducing valve or backflow device standards require us to report as deficient the lack of an expansion tank at the water heater(s) when a pressure reducing valve or backflow device is in place at the water supply line/system. Some pressure reducing valves have thermal bypass

valves. If the device has a thermal bypass valve the expansion tank is not required. There is no way for the inspector to identify this type of valve. Consult a qualified licensed plumber for evaluation. IRC P2903.4

**Task:** Deficiency- Provide

**Time:** Immediate

## **WATER HEATER - GAS BURNER AND VENTING \ Venting system**

### **25. Condition:** • [Poor connections](#)

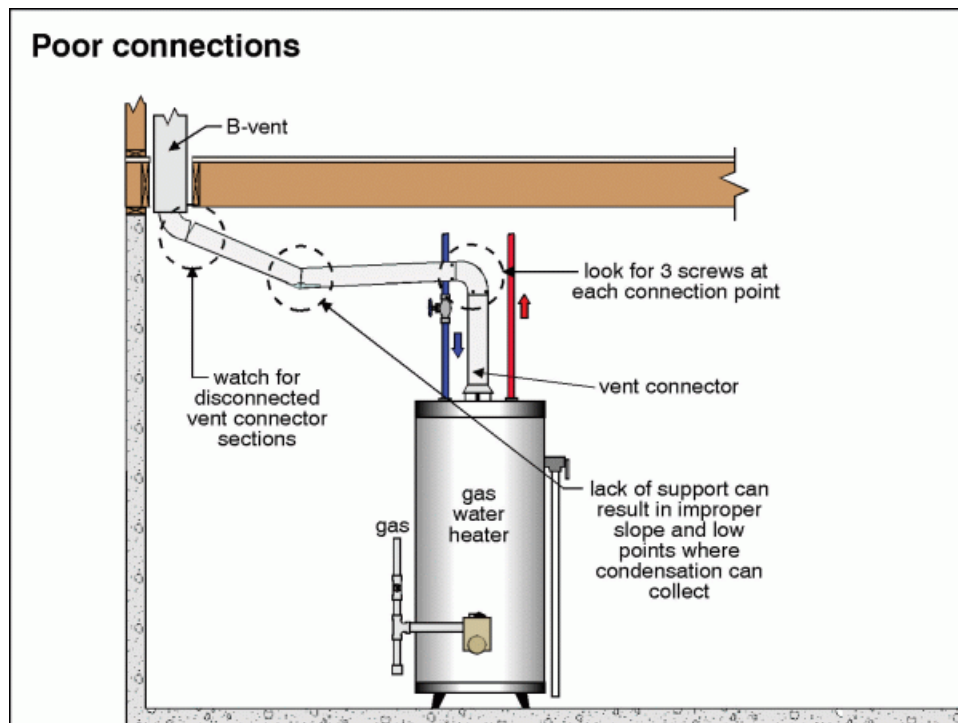
Flue not set and secured properly on top of tank.

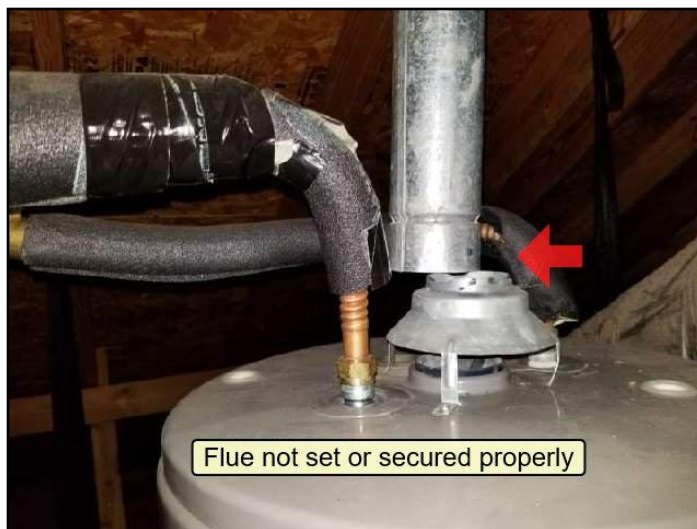
**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Attic

**Task:** Deficiency- Repair

**Time:** Immediate





36. Poor connections

## FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

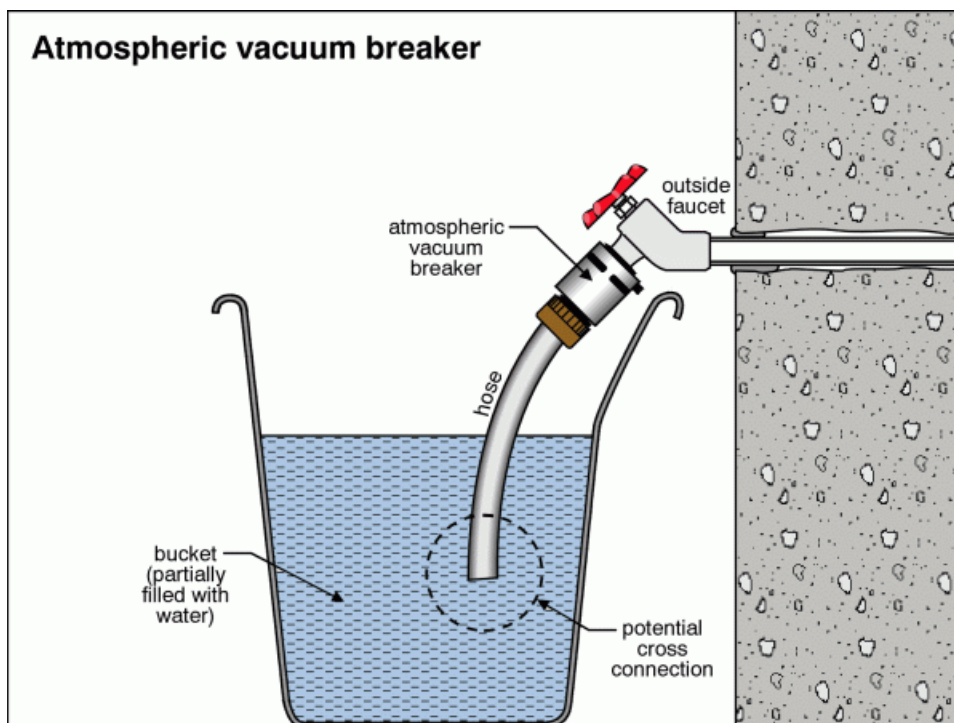
26. Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

Location: Front left of porch.

Task: Deficiency- Provide

Time: Immediate





## FIXTURES AND FAUCETS \ Basin, sink and laundry tub

### 27. Condition: • [Slow drains](#)

Sink drains poorly.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Upstairs Bathroom

**Task:** Deficiency- Service

**Time:** Immediate

## FIXTURES AND FAUCETS \ Toilet

### 28. Condition: • [Loose](#)

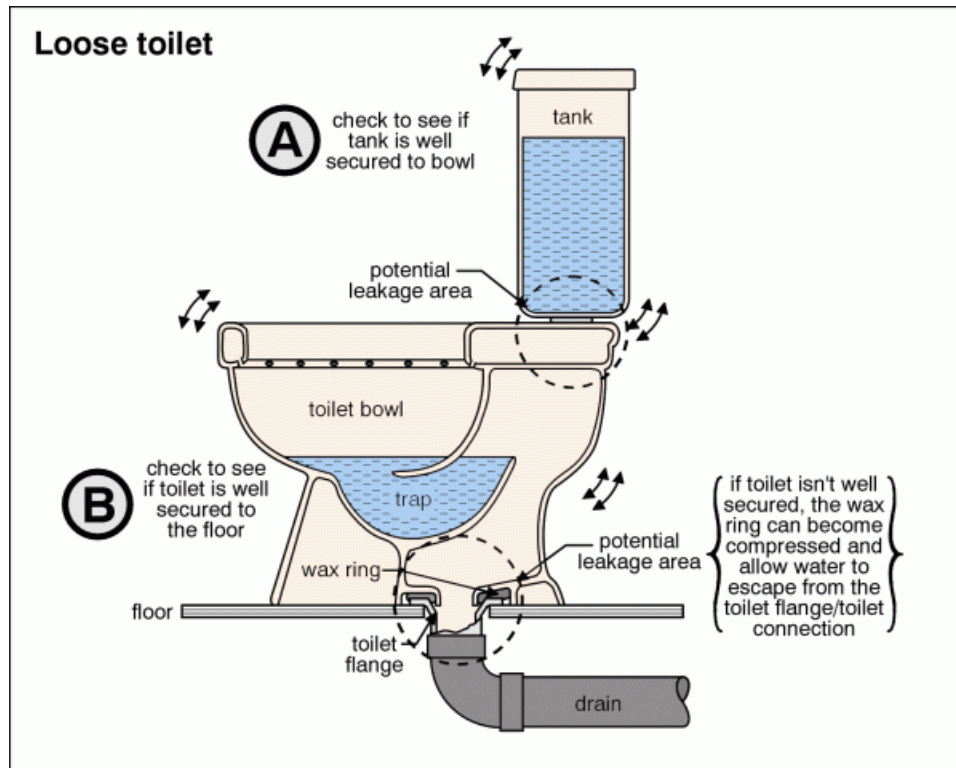
Loose on floor

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the building

**Location:** Downstairs half bath

**Task:** Deficiency- Repair

**Time:** Immediate



# INTERIOR

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[www.cniservices.net](http://www.cniservices.net)

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## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Single/double hung](#) • Metal

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Solid wood](#) • [Metal](#) • Garage door - metal

**Laundry facilities:** • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Gas piping

**Stairs and railings:** • Inspected

## Limitations

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Security systems and intercoms • Cosmetic issues • Aesthetics or quality of finishes • Floor coverings

## Recommendations

### WINDOWS \ Glass (glazing)

**29. Condition:** • [Lost seal on double or triple glazing](#)

Fogged glass.

**Implication(s):** Shortened life expectancy of material

**Location:** Front Upstairs Bedroom

**Task:** Deficiency- Repair

**Time:** Discretionary

**30. Condition:** • [Lost seal on double or triple glazing](#)

Fogged glass.

**Implication(s):** Shortened life expectancy of material

**Location:** Entry hall and study

**Task:** Deficiency- Repair

**Time:** Discretionary



37. Lost seal on double or triple glazing



38. Lost seal on double or triple glazing

## WINDOWS \ Storms and screens

**31. Condition:** • The window screens for the home are missing or not set in multiple areas. Frequently the screens are removed so that the home shows better. I recommend having all screens set to verify that they are present.

**Location:** Throughout

**Task:** Deficiency- Provide

**Time:** Immediate

## EXHAUST FANS \ Kitchen range exhaust system

**32. Condition:** • Range exhaust appears to be set up for exterior discharge. However much of the air is blowing inside as if it was a recirculating type and I didn't locate the exterior discharge location.

**Location:** Kitchen

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate



39.

## GARAGE \ Door between garage and living space

### **33. Condition:** • [Does not close door fully](#)

Automatic closer not functioning properly.

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Deficiency- Repair

**Time:** Immediate

## GARAGE \ Vehicle door operators

### **34. Condition:** • Sensors poorly located

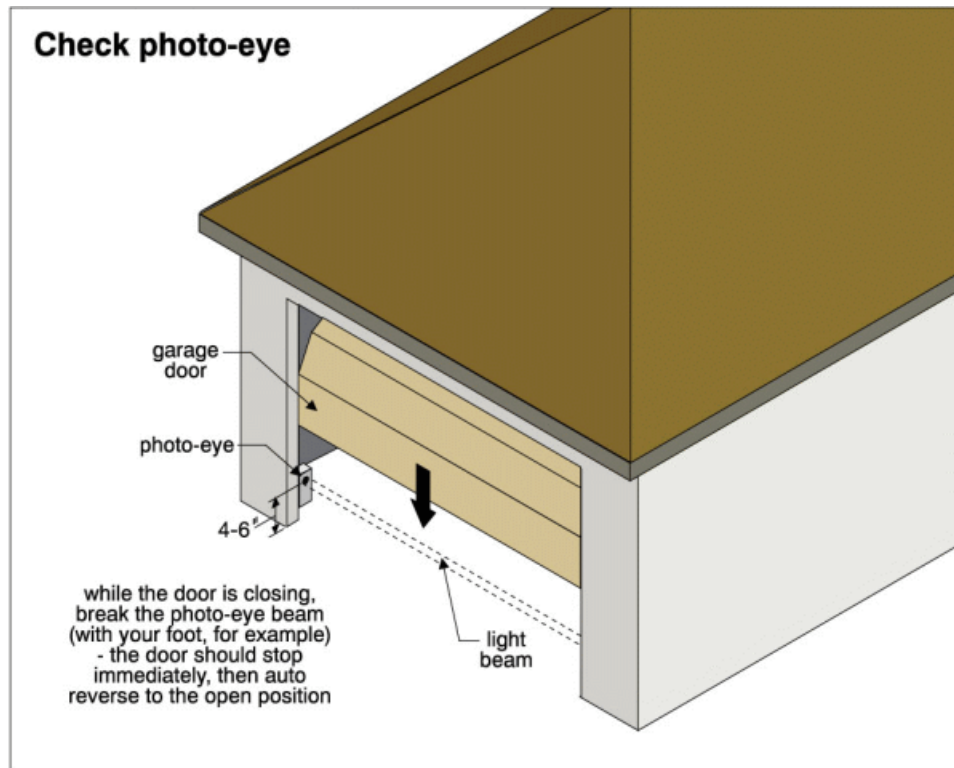
Sensors should be from 3-8" above the floor.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** Deficiency- Improve

**Time:** Immediate





# INTERIOR

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40. Sensors poorly located

## APPLIANCES \ Dishwasher

**35. Condition:** • Backflow prevention missing

**Implication(s):** Contaminated drinking water

**Location:** Kitchen

**Task:** Deficiency- Repair

**Time:** Immediate

## APPLIANCES \ Waste disposal

**36. Condition:** • Wiring exposed or loose

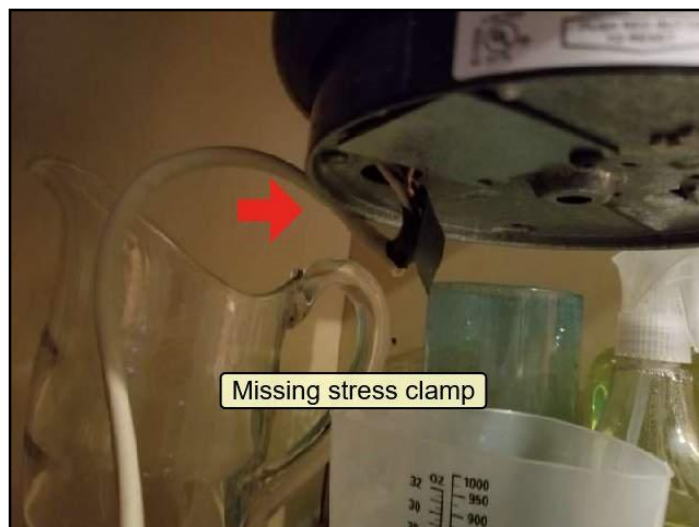
No stress clamp for electrical wiring

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Deficiency- Repair

**Time:** Immediate



41. Wiring exposed or loose

## APPLIANCES \ Dryer

**37. Condition:** • Improper roof top dryer vent discharge and it is not equipped with a damper.

The screening around it makes it worse.

**Task:** Deficiency- Further investigation and repairs recommended

**Time:** Immediate



**42. Improper roof top dryer vent discharge and...**

**38. Condition:** • We recommend having the dryer vent cleaned as regular maintenance.

**Task:** Deficiency- Clean

**Time:** Immediate



**43. Improper roof top dryer vent discharge and...**

# SITE INFO

100 Anywhere, Austin, TX    March 6, 2019

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[www.cniservices.net](http://www.cniservices.net)

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## Description

**Weather:** • Sunny

**Approximate temperature:** • 40's

**Attendees:** • Buyers present at the end of inspection for review.

**Access to home provided by:** • Lockbox

**Occupancy:** • The home was occupied at the time of the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate age of home:** • 20 years

**Building type:** • Detached home

**Number of dwelling units:** • Single-family

**Number of bedrooms:** • 4

**Number of bathrooms:** • 3

**Garage, carport and outbuildings:** • Attached three-car garage

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## Description

**Interior:** • Ceiling • Floors • Electrical • Plumbing • Insulation

## Limitations

**General:** • Scope of our Reports:

1. The report is a thermal-imaging/moisture report prepared following an above ground infrared/moisture inspection of the interior areas of the building (the "Imaged Area") only. For the sake of clarity, we will not inspect and the "Imaged Area" will not include:

- a. the external slagging, exterior building envelope, exterior structures of roofing of the building;
- b. any interior area where we do not have direct access of a clear line of sight including, without limitation, any areas covered by furniture or structures such as cupboards; and any area that can not be reached with a hand held moisture meter without the use of props; and
- c. areas that were not accessible at the time of our investigation;

2. identifies potential thermal temperature and/or moisture anomalies with the Imaged Area at the time of our inspection only, is useful in detecting potential leaks, moisture and heat loss (the "Defects") and provides an opinion on the presence or absence of the Defects in the Imaged Area; and

3. is a preliminary non-invasive investigation for potential Defects which, if any potential Defect is detected, may be followed up at the election of the customer with further invasive or non-invasive investigations. A non-invasive moisture reading is not a conclusive indication that moisture is present. In some cases, a non-invasive capacitance moisture meter may be affected by hidden metals or chemical preservatives.

4. The invasive and/or non-invasive moisture meter will only read moisture content up to 24mm into timber framing, therefore some moisture in the timber could be missed if not within the vicinity of 24mm of the interior walls. Both invasive and non-invasive testing does not detect dry rot. Weather conditions could also affect the outcome of readings taken. Our reports do not determine if a home is or is not a 'leaky home' and is not a 'weather-tightness' report, as invasive testing would need to be carried through the exterior cladding into the framework to get conclusive results.

## Recommendations

### General

**39.** • While scanning the home with the infrared camera I did not observe evidence of reportable anomalies. Images are only captured/recorded if anomalies are observed.

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS



# PROPERTY INSPECTION REPORT

---

**Prepared For:** John Doe  
(Name of Client)

**Concerning:** 100 Anywhere, Austin, TX  
(Address or Other Identification of Inspected Property)

**By:** Chris Nowling Wed, Mar 06, 2019  
(Name and License Number of Inspector) (Date)

TREC Lic. #2123  
(Name, License Number of Sponsoring Inspector)

---

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, 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.

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

I NI NP D

## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab-on-grade

*Foundation Performance Opinion:* The foundations appear to be performing their intended function. No evidence of significant distress was observed. Inspector is not a structural engineer. If further investigation is desired consult a structural engineer prior to closing.

*Comments:*

*Overview:* **No structure recommendations are offered as a result of this inspection.**

*General:* **Corner cracks observed at the corners of the foundation. Conditions are typically related to thermal expansion of the brick/masonry veneer where it rests on the slab. Condition is often due to the flashing under the brick/masonry veneer not extending beyond the edge of the foundation.**

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### B. Grading and Drainage

*Comments:*

*Gutters:* **Clogged** *Location(s):* **Various**

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### C. Roof Covering Materials

*Types of Roof Covering:* Composition shingles

*Viewed From:* Walking the roof surface

*Comments:*

*Composition shingles:* **Granule loss** *Notes:* **Excessive premature granule loss at front slopes. Possibly related to an impact event such as hail.** *Location(s):* **Southwest**

*Pipe/stack flashings:* **Damage** *Notes:* **Damaged lead flashing at plumbing vent.**

*Location(s):* **Rear near fireplace chimney.**

*Roof/sidewall flashings:* **Siding not cut back**

*Notes:* **Siding not trimmed away from roof properly.**

*Location(s):* **Various areas where siding is above the roof.**

*Pipe/stack flashings:* **Lead flashing not rolled into plumbing vents**

*Location(s):* **Left Side**

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### D. Roof Structures and Attics

*Viewed From:* Roof framing/attic viewed from attic

*Approximate Average Depth of Insulation:* 8 inches, 12 inches

*Comments:*

*Insulation:* **Gaps or voids** *Notes:* **Insulation batts have fallen down at living room wall exposed to attic near the fireplace.**

*Insulation:* **Animal/pest droppings in attic** *Location(s):* **Various**

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### E. Walls (Interior and Exterior)

*Comments:*

*Masonry (brick, stone) and concrete:* **Gap between overhead garage door jamb and brick veneer at the right side of the garage door needs to be sealed.**

*Location(s):* **Garage**

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## F. Ceilings and Floors

Comments:

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## G. Doors (Interior and Exterior)

Comments:

Door between garage and living space: **Does not close door fully** Notes: **Automatic closer not functioning properly.** Location(s): **Garage**

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## H. Windows

Comments:

Glass (glazing): **Lost seal on double or triple glazing** Notes: **Fogged glass.**

Location(s): **Front Upstairs Bedroom**

Glass (glazing): **Lost seal on double or triple glazing** Notes: **Fogged glass.**

Location(s): **Entry hall and study**

Storms and screens: **The window screens for the home are missing or not set in multiple areas. Frequently the screens are removed so that the home shows better.**

**I recommend having all screens set to verify that they are present.**

Location(s): **Throughout**

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## I. Stairways (Interior and Exterior)

Comments:

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## J. Fireplaces and Chimneys

Comments:

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

Comments:

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## L. Other

Comments:

# II. ELECTRICAL SYSTEMS

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## A. Service Entrance and Panels

Comments:

System grounding: **The gas pipe bonding was not located at the time of the inspection. The metal piping should be bonded back to the electrical system grounding. The gas piping has always been required to be bonded to the electrical system grounding, it used to occur naturally at gas appliances until they started using flex connectors. Further investigation by a qualified licensed electrician is recommended.**

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

Type of Wiring: **Copper - non-metallic sheathed**

Comments:

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*Outlets (receptacles):* **GFCI/GFI needed (Ground Fault Circuit Interrupter)**

*Notes:* **Under current standards all garage receptacles should have GFCI protection. Location(s): Garage**

*Outlets (receptacles):* **GFCI/GFI needed (Ground Fault Circuit Interrupter)**

*Notes:* **All 110 volt receptacles. Location(s): Laundry Area**

*Outlets (receptacles):* **Arc-Fault Circuit Interrupters (AFCI) devices are some of the newest safety devices for electrical systems. They became required for homes built after 2002 in the bedrooms. In 2008 the standards were changed to read as follows. Arc- Fault Circuit Interrupters (AFCI) requirements from the 2008 NEC. Arc Fault Circuit Interrupters need to be installed on circuits for the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the " signature" of an electrical arc, and then open the circuit when arcing occurs. If the home was built prior to 2002 these devices may not be able to be installed due to changes in basic wiring techniques to accommodate the AFCI devices. Corrections should be performed by a licensed electrician.**

*Outlets (receptacles):* **The 2008 NEC calls for the installation of "tamper resistant receptacles". This home was built prior to that requirement. Installation of these devices is not required but the homeowner may want to have them installed for increased safety.**

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

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#### A. Heating Equipment

*Type of Systems:* Furnace

*Energy Sources:* Gas

*Comments:*

*Overview:* **No heating recommendations are offered as a result of this inspection.**

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#### B. Cooling Equipment

*Type of Systems:* Air cooled

*Comments:*

*Overview:* **No air conditioning or heat pump recommendations are offered as a result of this inspection.**

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#### C. Duct Systems, Chases, and Vents

*Comments:*

### IV. PLUMBING SYSTEMS

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

*Location of water meter:* Front near street

*Location of main water supply valve:* In the yard next to the meter box/hatch.

*Static water pressure reading:* 95psi



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Comments:

Shut off valve: **Buried**

Toilet: **Loose** Notes: **Loose on floor** Location(s): **Downstairs half bath**

Basin, sink and laundry tub: **Slow drains** Notes: **Sink drains poorly.**

Location(s): **Rear Upstairs Bathroom**

Hose bib or bibb (outdoor faucet): **Backflow prevention missing**

Location(s): **Front left of porch.**

Supply piping in building: **As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator; (if a pressure regulator is present have it serviced/adjusted). Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Client should be aware that once a "pressure reducing valve" has been installed on the water supply, standards call for the installation of an expansion tank. Consult a licensed plumber for further evaluation and correction.**

Pressure regulator: **Since the water supply to the home is equipped with a pressure reducing valve or backflow device standards require us to report as deficient the lack of an expansion tank at the water heater(s) when a pressure reducing valve or backflow device is in place at the water supply line/system. Some pressure reducing valves have thermal bypass valves. If the device has a thermal bypass valve the expansion tank is not required. There is no way for the inspector to identify this type of valve. Consult a qualified licensed plumber for evaluation. IRC P2903.4**

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## B. Drains, Wastes, and Vents

Comments:

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## C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 gallons

Comments:

Venting system: **Poor connections** Notes: **Flue not set and secured properly on top of tank.** Location(s): **Attic**

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## D. Hydro-Massage Therapy Equipment

Comments:

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## E. Other

Comments:

# V. APPLIANCES

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## A. Dishwashers

Comments:

Dishwasher: **Backflow prevention missing** Location(s): **Kitchen**

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## B. Food Waste Disposers

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Comments:

Waste disposal: **Wiring exposed or loose** Notes: **No stress clamp for electrical wiring** Location(s): **Kitchen**

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### C. Range Hood and Exhaust Systems

Comments:

Kitchen range exhaust system: **Range exhaust appears to be set up for exterior discharge. However much of the air is blowing inside as if it was a recirculating type and I didn't locate the exterior discharge location.** Location(s): **Kitchen**

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### D. Ranges, Cooktops, and Ovens

Comments:

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### E. Microwave Ovens

Comments:

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### F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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### G. Garage Door Operators

Comments:

Vehicle door operators: **Sensors poorly located** Notes: **Sensors should be from 3-8" above the floor.** Location(s): **Garage**

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### H. Dryer Exhaust Systems

Comments:

Dryer: **Improper roof top dryer vent discharge and it is not equipped with a damper.**  
Notes: **The screening around it makes it worse.**  
Dryer: **We recommend having the dryer vent cleaned as regular maintenance.**

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### I. Other

Comments:

## VI. OPTIONAL SYSTEMS

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### A. Landscape Irrigation (Sprinkler) Systems

Comments:

Observations: **Missing shutoff valve between water meter and backflow device**  
Observations: **No rain or moisture sensor**

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

Type of Construction:

Comments:

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### C. Outbuildings

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Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

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

Type of System:

Location of Drain Field:

Comments:

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#### F. Other

Comments:

## LIMITATIONS

### Infrared

- General: **Scope of our Reports:** 1.The report is a thermal-imaging/moisture report prepared following an above ground infrared/moisture inspection of the interior areas of the building (the "Imaged Area") only . For the sake of clarity, we will not inspect and the "Imaged Area" will not include:
  - a. the external slagging, exterior building envelope, exterior structures of roofing of the building;
  - b. any interior area where we do not have direct access of a clear line of sight including, without limitation, any areas covered by furniture or structures such as cupboards; and any area that can not be reached with a hand held moisture meter without the use of props; and
  - c. areas that were not accessible at the time of our investigation;
- 2. identifies potential thermal temperature and/or moisture anomalies with the Imaged Area at the time of our inspection only, is useful in detecting potential leaks, moisture and heat loss (the "Defects") and provides an opinion on the presence of absence of the Defects in the Imaged Area; and
- 3. is a preliminary non-invasive investigation for potential Defects which, if any potential Defect is detected, may be followed up at the election of the customer with further invasive or non-invasive investigations. A non-invasive moisture reading is not a conclusive indication that moisture is present. In some cases, a non-invasive capacitance moisture meter may be affected by hidden metals or chemical preservatives.
- 4. The invasive and/or non-invasive moisture meter will only read moisture content up to 24mm into timber framing, therefore some moisture in the timber could be missed if not within the vicinity of 24mm of the interior walls. Both invasive and non-invasive testing does not detect dry rot. Weather conditions could also affect the outcome of readings taken. Our reports do not determine if a home is or is not a 'leaky home' and is not a 'weather-tightness' report, as invasive testing would need to be carried through the exterior cladding into the framework to get conclusive results.

### Roofing

- Roof inspection limited/prevented by: **We do not remove or alter any roof materials for the purpose of the inspection. We did not test the materials for thickness, texture, fastening patterns, types of fastening systems, underlayments, etc., unless otherwise noted herein. We base our inspection on visual appearance, signs of**

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leakage, wear, etc.

- Inspection performed: **By walking on roof**

## Exterior

- Inspection limited/prevented by: **Concealed wall flashing details (i.e. at doors, windows, brick ledges, and roof intersections) are beyond the scope of this inspection.**
- Inspection limited/prevented by: **Sprinkler System Anti-siphon/double check backflow valve present not performance tested**
- Inspection limited/prevented by: **Storage**
- Inspection limited/prevented by: **Storage in garage**
- Upper floors inspected from: **Ground level**
- Exterior inspected from: **Ground level**

## Structure

- Inspection limited/prevented by: **Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.**
- Inspection limited/prevented by: **Ceiling, wall and floor coverings**
- Inspection limited/prevented by: **Carpet/furnishings**
- Inspection limited/prevented by: **Storage**
- Attic/roof space: **Entered but access was limited**

## Electrical

- Inspection limited/prevented by: **Storage**
- Inspection limited/prevented by: **Insulation**
- System ground: **Continuity not verified**
- System ground: **Quality of ground not determined**
- Not included as part of a building inspection: **The central security system is beyond the scope of this inspection.**

## Heating

- Inspection prevented/limited by: **Chimney interiors and flues are not inspected**
- Inspection prevented/limited by: **Cannot verify effectiveness of air filter**
- Safety devices: **Not tested as part of a building inspection**
- Heat loss calculations: **Not done as part of a building inspection**
- Heat exchanger: **Not visible**

## Cooling & Heat Pump

- Inspection limited/prevented by: **Exterior temperature too low to safely operate the system. Temperature is below 60 degrees. (system not inspected).**

## Insulation and Ventilation

- Inspection prevented by no access to: **Roof space**
- Inspection prevented by no access to: **Wall space**
- Inspection prevented by no access to: **Floor space**
- Attic inspection performed: **By entering attic, but access was limited**
- Air/vapor barrier system: **Continuity not verified**

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- Mechanical ventilation effectiveness: **Not verified**

## Plumbing

- Items excluded from a building inspection: **Isolating/relief valves & main shut-off valve**
- Items excluded from a building inspection: **Concealed plumbing**
- Items excluded from a building inspection: **Tub/sink overflows**
- Items excluded from a building inspection: **Water treatment equipment**
- Items excluded from a building inspection: **Water heater relief valves are not tested**

## Interior

- Inspection limited/prevented by: **Carpet**
- Inspection limited/prevented by: **Storage/furnishings**
- Inspection limited/prevented by: **Storage in closets and cabinets / cupboards**
- Not included as part of a building inspection: **Security systems and intercoms**
- Not included as part of a building inspection: **Cosmetic issues**
- Not included as part of a building inspection: **Aesthetics or quality of finishes**
- Not included as part of a building inspection: **Floor coverings**

END OF TREC REPORT