

YOUR Inspection Report



Ensuring you have peace of mind to start your New Day.

FOR THE PROPERTY AT:

gladewater
My Village, TX

PREPARED FOR:

MOM MOM

INSPECTION DATE:

Thursday, April 14, 2016

PREPARED BY:

DJ Schmidt



New Day Home Inspection
Tyler area
Tyler, TX 75701

903-941-4220
TREC Lic# 21914

www.newdayhomeinspection.com
newdayinspection@gmail.com



January 19, 2017

Dear mom mom,

RE: Report No. 1003, v.4
gladewater
My Village, 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 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.

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

Sincerely,

DJ Schmidt
on behalf of
New Day Home Inspection

New Day Home Inspection
Tyler area
Tyler, TX 75701
903-941-4220
TREC Lic# 21914
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SUMMARY

gladewater, My Village, TX April 14, 2016

Report No. 1003, v.4

www.newdayhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Metal

Condition: • [Near end of life expectancy](#)

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

Location: Throughout

Time: Unknown

Cost: Major

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • [Missing](#)

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

Location: Throughout Exterior Roof

Task: Repair or replace

Time: Less than 1 year

Exterior

WALLS \ Metal siding

Condition: • [Buckled or wavy](#)

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

Location: Various

Task: Repair

Time: Discretionary

WALLS \ Brick, stone and concrete

Condition: • [Missing, ineffective weep holes or flashings](#)

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

Location: Throughout Exterior

Task: Correct

Time: Discretionary

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • [Stair run too small or not uniform](#)

Implication(s): Trip or fall hazard

Location: Various

Task: Repair Upgrade

Time: Discretionary

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Spindles too far apart](#)

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Implication(s): Fall hazard

Location: Various

Task: Repair Improve

Time: Discretionary

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Rear

Task: Repair

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Throughout First Floor

Task: Upgrade

Time: Discretionary

Plumbing

WASTE PLUMBING \ Venting system

Condition: • [Vent termination problems](#)

Implication(s): Reduced operability | Sewer gases entering the building

Location: Various Kitchen Bathroom

Task: Repair Replace

Time: Discretionary

Cost: Major

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](#)

ROOFING

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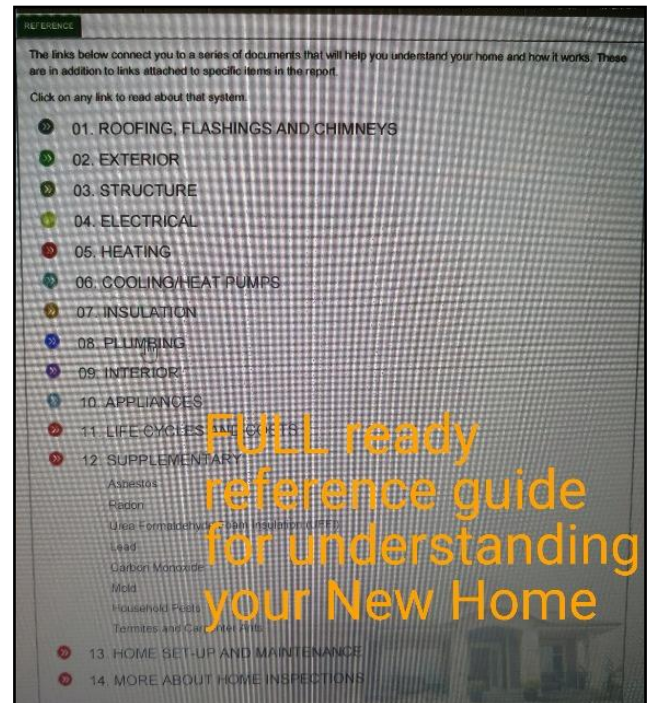
REFERENCE

Description

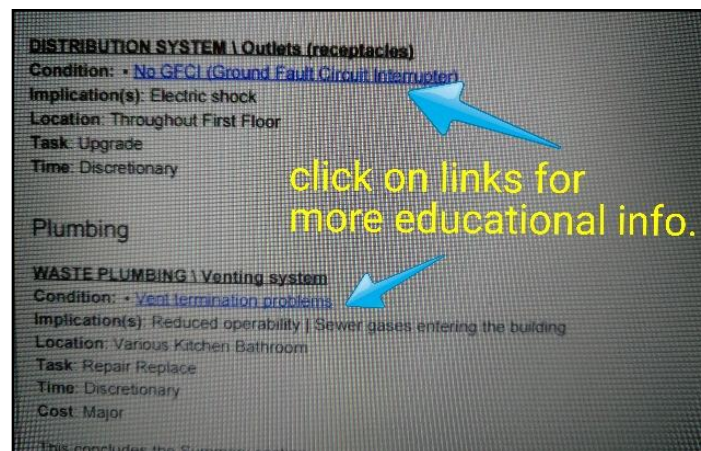
General: • REPORT HIGHLIGHTS !!! (This is not an actual report! simply an example of appearance content should not be considered factual or accurate)



1. Navigation Tabs



2. Home Reference Educational Information



3. Educational Article Links

Viewed From: • A ladder at the edge of the roof

Sloped roofing material: • [Metal](#)

Flat roof flashing material:

• Metal

Flashing on this roof with its arched slope depends on roofing sealers that must be monitored by home owner regularly they have a high probability of leaking.

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4. Metal

Probability of leakage: • High

Limitations

Inspection performed: • From roof edge

Recommendations

SLOPED ROOFING \ Metal

1. Condition: • [Near end of life expectancy](#)

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

Location: Throughout

Time: Unknown

Cost: Major

SLOPED ROOF FLASHINGS \ Drip edge flashings

2. Condition: • [Missing](#)

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

Location: Throughout Exterior Roof

Task: Repair or replace

Time: Less than 1 year

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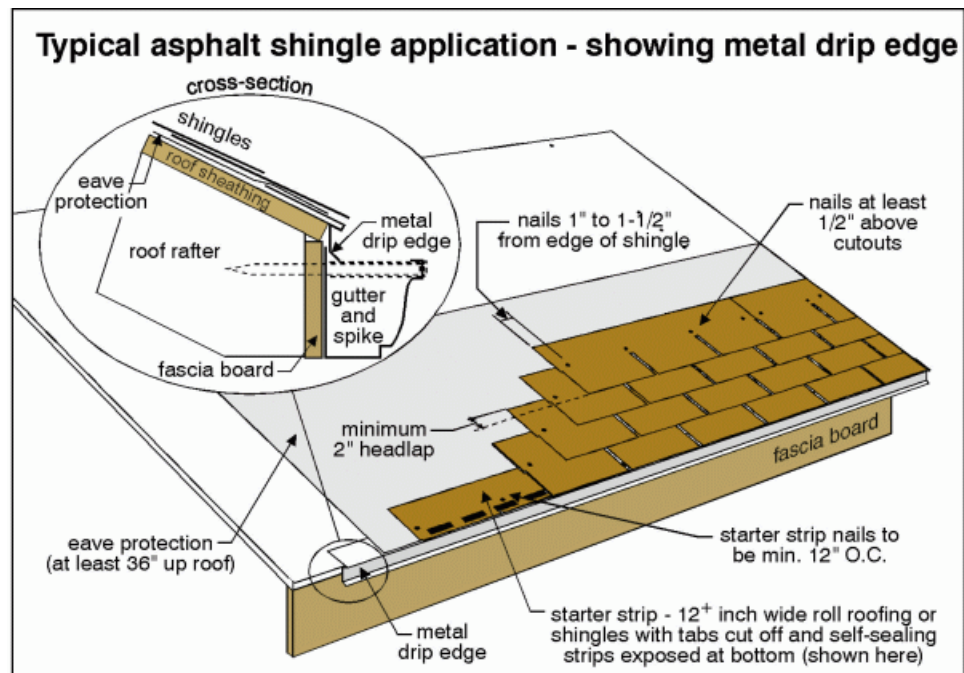
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5. Missing

EXTERIOR

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Description

Gutter & downspout material: • No gutters or downspouts

Gutter & downspout discharge: • NO DOWNSPOUTS

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Metal siding](#)

Driveway: • Earth

Deck: • Raised • Wood

Exterior steps: • Wood

Limitations

Inspection limited/prevented by: • Storage • Car/storage in garage

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

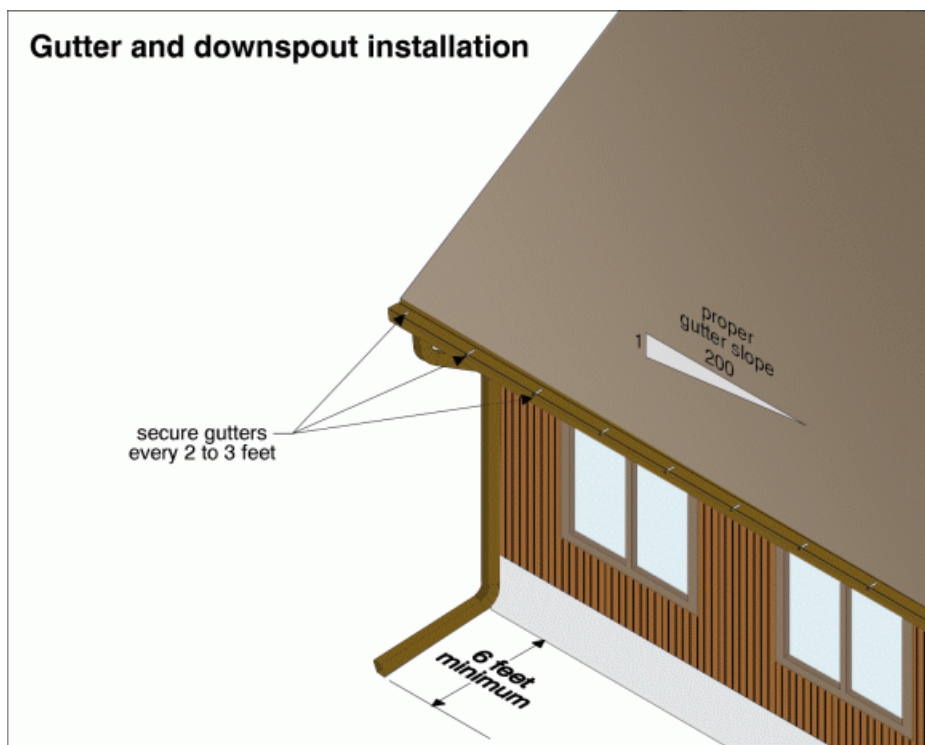
3. Condition: • [Missing](#)

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

Location: Throughout

Task: Upgrade

Time: If necessary



EXTERIOR

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6. Missing

WALLS \ Metal siding

4. Condition: • [Buckled or wavy](#)

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

Location: Various

Task: Repair

Time: Discretionary

WALLS \ Brick, stone and concrete

5. Condition: • [Missing, ineffective weep holes or flashings](#)

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

Location: Throughout Exterior

Task: Correct

Time: Discretionary

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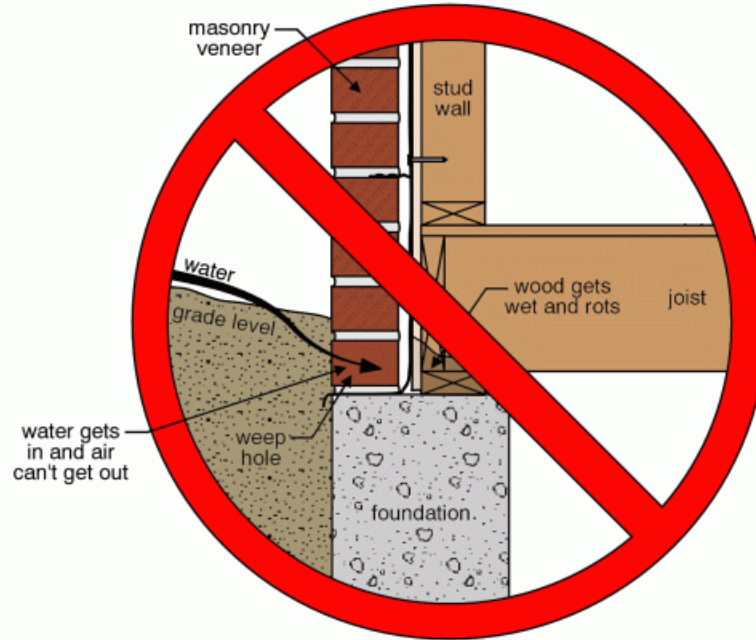
INSULATION

PLUMBING

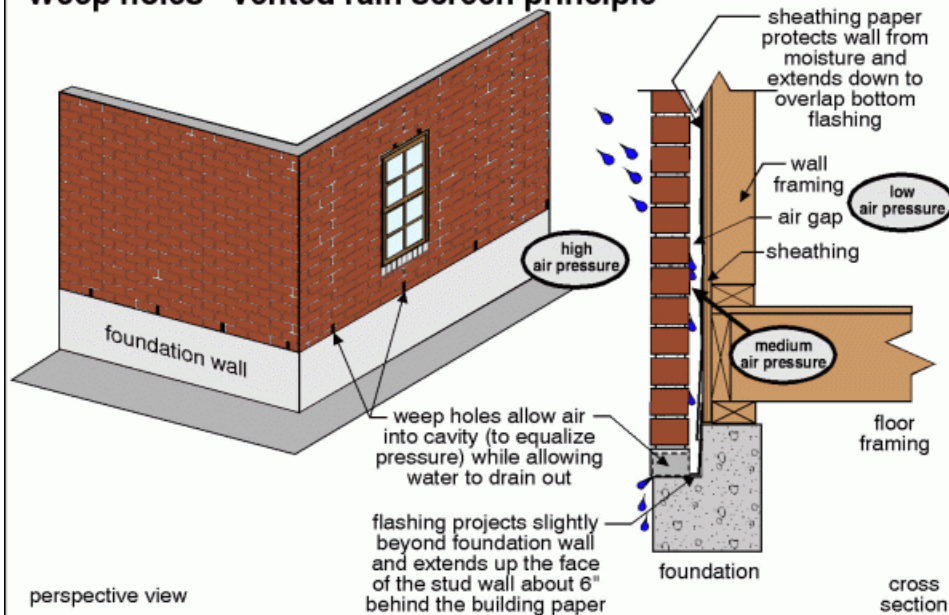
INTERIOR

REFERENCE

Weep holes below grade



Weep holes - vented rain screen principle



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7. Missing, ineffective weep holes or flashings

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

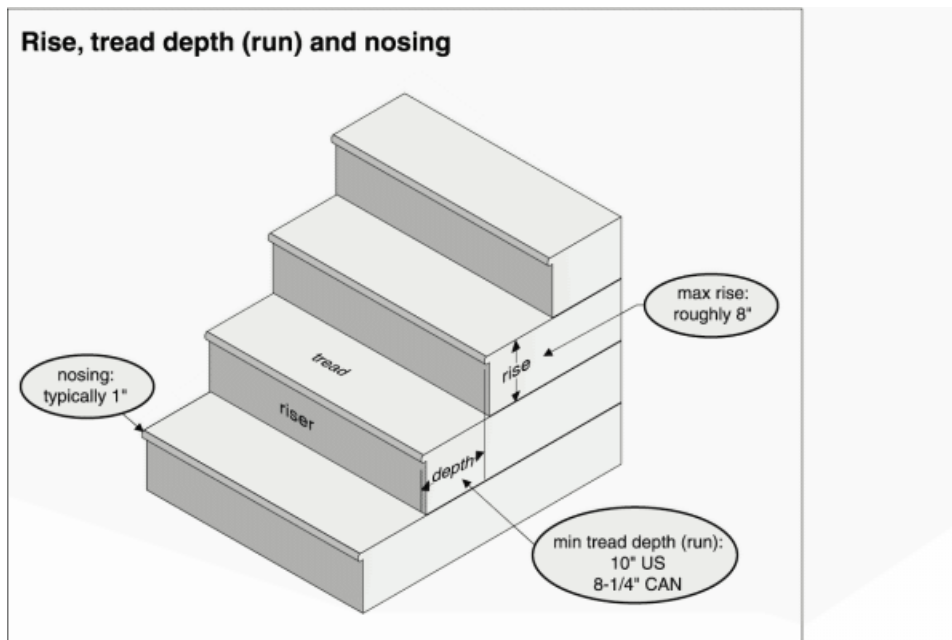
6. Condition: • [Stair run too small or not uniform](#)

Implication(s): Trip or fall hazard

Location: Various

Task: Repair Upgrade

Time: Discretionary



EXTERIOR

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8. Stair run too small or not uniform



9. Stair run too small or not uniform



10. Stair run too small or not uniform

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

7. Condition: • [Spindles too far apart](#)

Implication(s): Fall hazard

Location: Various

EXTERIOR

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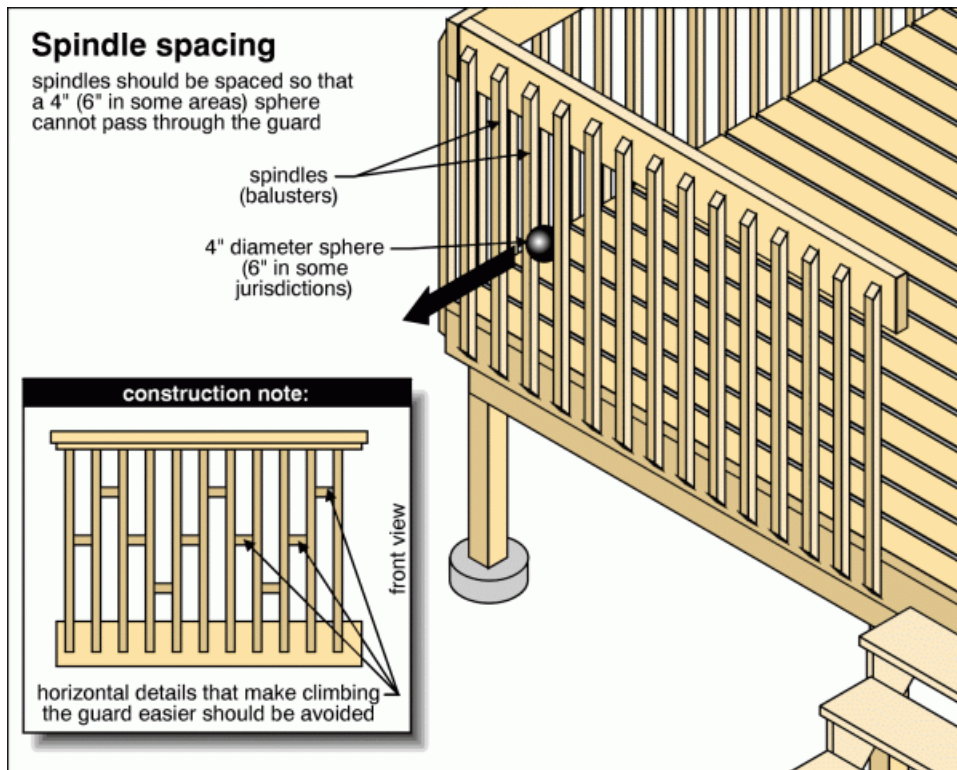
PLUMBING

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Task: Repair Improve

Time: Discretionary



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Description

Type of Foundation(s): • Manufactured home on piers

Type of Foundation(s): • Not visible • Not visible/none

Foundation Performance Opinion:

• Further evaluation by a specialist is recommended

I was not able to see the foundation due to skirting with no access. The building floors appeared to be level & I didn't see any movement at the joints at the time of inspection.

Viewed From: • No access was gained to crawlspace

Configuration: • [Not visible](#)

Foundation material: • [Not visible/none](#)

Exterior wall construction: • Not visible

Roof and ceiling framing: • Not visible

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Crawl space: • No access

Percent of foundation not visible: • 100 %

Recommendations

RECOMMENDATIONS \ Overview

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

FOUNDATIONS \ Performance opinion

9. Condition: • No defects noted

Location: Throughout Crawl Space

Task: Monitor

Time: Regular maintenance



11. Pier and beam

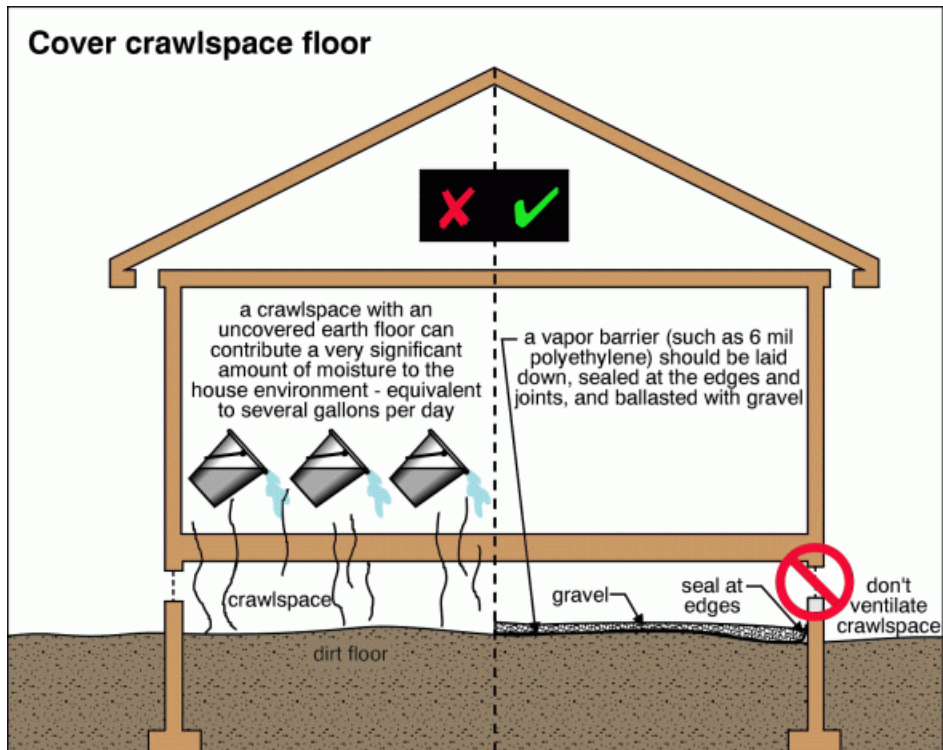
FLOORS \ Columns or piers

10. Condition: • No vapor barrier in the crawl space recommend upgrade installation for moisture control in the home and to prolong the life of wood members in the crawl space.

Location: Throughout Crawl Space

Task: Upgrade

Time: Less than 1 year Discretionary



STRUCTURE

gladewater, My Village, TX April 14, 2016

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12. No vapor barrier in the crawl space...

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Description

Type of Wiring: • Copper - non-metallic sheathed • Aluminum - non-metallic sheathed

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

Service size:

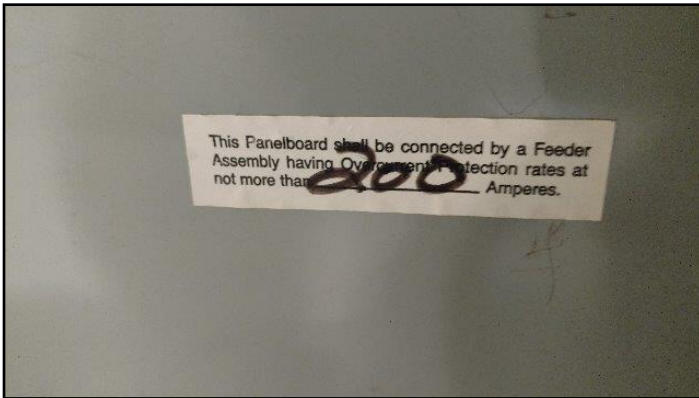
- [200 Amps \(240 Volts\)](#)



13. 200 Amps (240 Volts)



14. 200 Amps (240 Volts)



15. 200 Amps (240 Volts)

ELECTRICAL

gladewater, My Village, TX April 14, 2016

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www.newdayhomeinspection.com

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16. 200 Amps (240 Volts)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • Breakers on exterior pole



17.

System grounding material and type: • [Copper - ground rods](#)

Distribution panel rating: • [200 Amps](#)

Distribution panel type and location: • Breaker box in kitchen

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 - kitchen](#)

Smoke detectors: • [Present](#)

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • [Openings in panel](#)

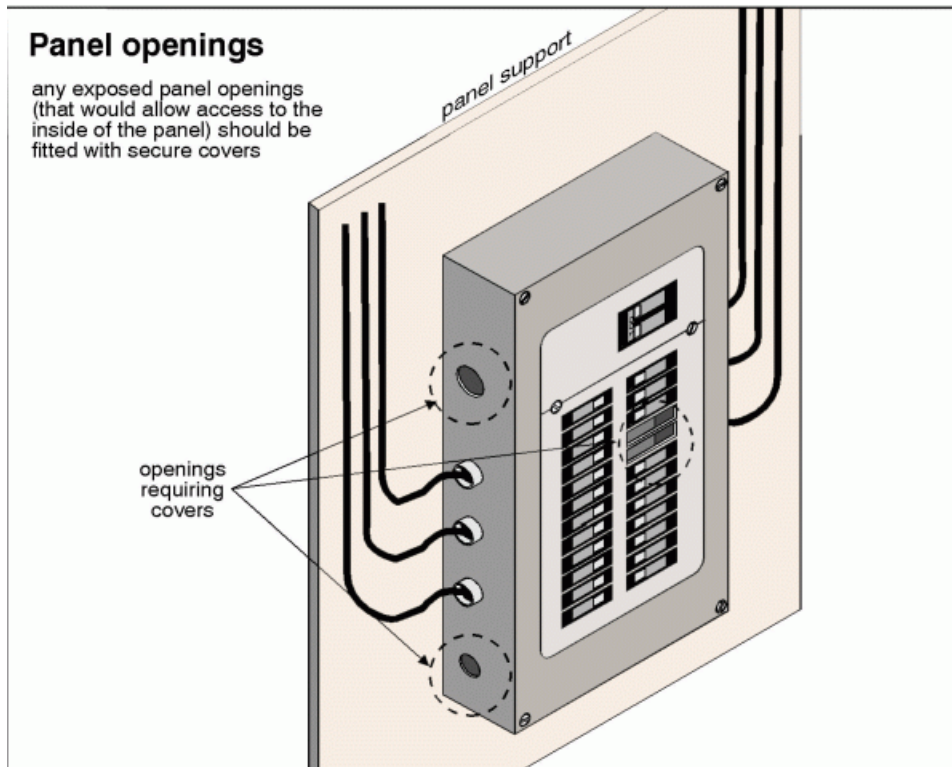
Implication(s): Electric shock | Fire hazard

Location: Rear

Task: Repair

Time: Immediate

Cost: Minor



DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Throughout First Floor

Task: Upgrade

Time: Discretionary

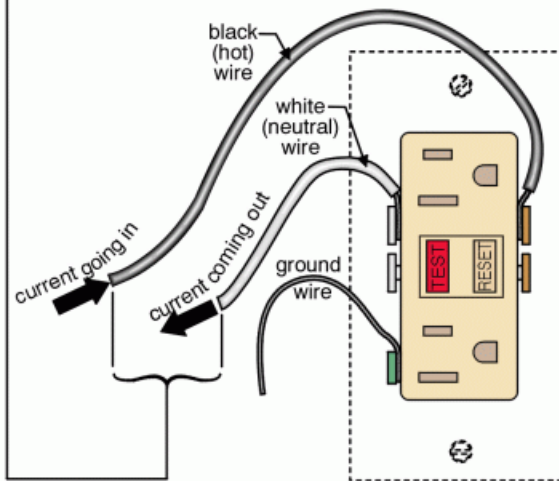
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

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



HEATING

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Description

Type of Systems: • Electric heat strip heat system

Energy Sources: • Electricity

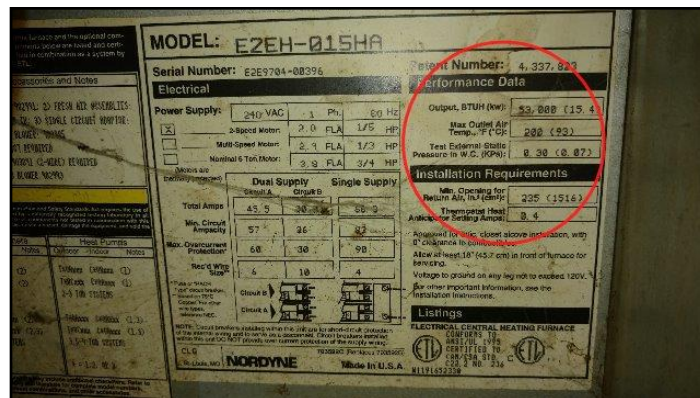
Fuel/energy source: • [Electricity](#)

System type: • Electric heat strip

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

Approximate capacity:

• [55,000 BTU/hr](#)



18. 55,000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age: • Near end of life expectancy

Main fuel shut off at: • breaker shut off at unit

Supply temperature: • 90°

Return temperature: • 74°

Temperature difference: • 25'

Chimney/vent: • None

Carbon monoxide test: • 0 parts per million - approximate

Limitations

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

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

HEATING

gladewater, My Village, TX April 14, 2016

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Recommendations

RECOMMENDATIONS \ Overview

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

COOLING & HEAT PUMP

gladewater, My Village, TX April 14, 2016

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Description

Type of Systems: • Central air

Air conditioning type: • [Independent system](#)

Temperature difference: • 15° • This suggests good performance.

Recommendations

RECOMMENDATIONS \ Overview

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

INSULATION AND VENTILATION

gladewater, My Village, TX April 14, 2016

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Description

Approximate Average Depth of Insulation: • Not visible • None found

Attic/roof insulation amount/value: • [Not visible](#)

Crawlspace ventilation: • [None Found](#)

Limitations

Inspection prevented by no access to: • Floor space • Crawl space

Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Location of water meter: • not found

Location of Main water supply valve: • not found

Static water pressure reading: • no ext hose bib for test

Water Heating Energy Source: • Electric

Water Heating Capacity: • 40 gallons

Private Sewage Disposal Type of System: • Septic

Private Sewage Disposal Location of Drain Field: • Back yard

Water supply source: • Not determined

Service piping into building: • [Not visible](#)

Supply piping in building: • [Plastic](#)

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

Water heater type: • [Conventional](#)

Waste and vent piping in building: • mechanical vent



19.



20.

Exterior hose bibb: • Not present

Limitations

Items excluded from a building inspection: • Water quality • Septic system • Concealed plumbing • Water heater relief valves are not tested • Water heater relief valves are not tested

Recommendations

SUPPLY PLUMBING \ Pressure regulator

16. Condition: • Recommended due to high supply water pressure
recommend installation of a pressure regulator by professional plumber

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

Location: Washroom

WASTE PLUMBING \ Venting system

17. Condition: • [Vent termination problems](#)

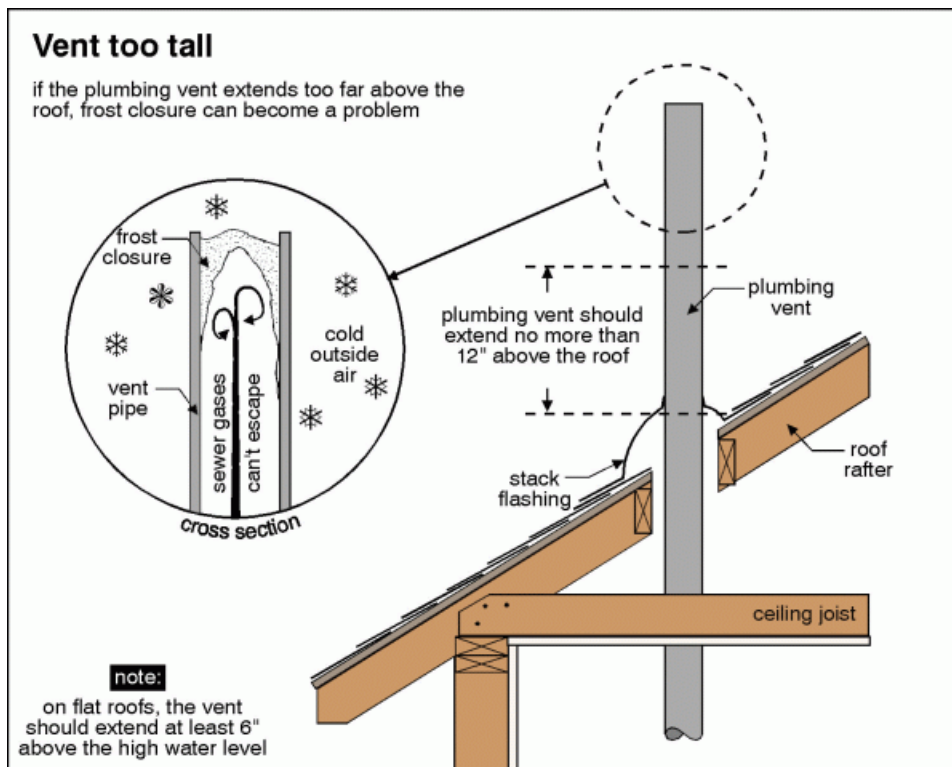
Implication(s): Reduced operability | Sewer gases entering the building

Location: Various Kitchen Bathroom

Task: Repair Replace

Time: Discretionary

Cost: Major



PLUMBING

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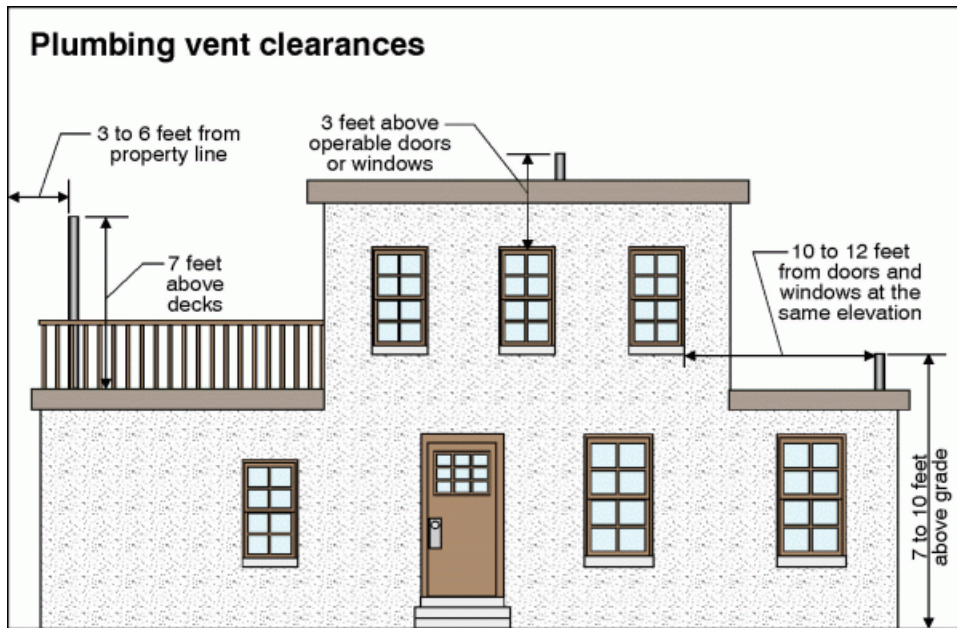
COOLING

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FIXTURES AND FAUCETS \ Hose bib or bibb

18. Condition: • [Leak or drip](#)

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

INTERIOR

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Major floor finishes: • [Carpet](#) • Vinyl

Major wall finishes: • Wall Paper

Major wall finishes: • [Paneling](#)

Windows: • Metal

Glazing: • [Single](#)

Exterior doors - type/material: • Metal-clad

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Recommendations

APPLIANCES \ Dryer

19. Condition: • Screen on vent termination

Implication(s): Equipment ineffective | Fire hazard

Location: Right

Task: Repair

Time: If necessary



21. Screen on vent termination

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: mom mom
(Name of Client)

Concerning: gladewater, My Village, TX
(Address or Other Identification of Inspected Property)

By: DJ Schmidt Thu, Apr 14, 2016
(Name and License Number of Inspector) (Date)

TREC Lic# 21914
(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.

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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Not visible, Not visible/none, Manufactured home on piers

Foundation Performance Opinion: Further evaluation by a specialist is recommended

Comments:

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

Performance opinion: **No defects noted** *Location(s):* **Throughout Crawl Space**

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments:

Gutters: **Missing** *Location(s):* **Throughout**

☒ ☐ ☐ ☐

C. Roof Covering Materials

Types of Roof Covering:

Viewed From: A ladder at the edge of the roof

Comments:

Metal: **Near end of life expectancy** *Location(s):* **Throughout**

Drip edge flashings: **Missing** *Location(s):* **Throughout Exterior Roof**

☐ ☐ ☒ ☐

D. Roof Structures and Attics

Viewed From: No access was gained to crawlspace

Approximate Average Depth of Insulation: Not visible, None found

Comments:

☒ ☐ ☐ ☐

E. Walls (Interior and Exterior)

Comments:

Metal siding: **Buckled or wavy** *Location(s):* **Various**

Brick, stone and concrete: **Missing, ineffective weep holes or flashings**

Location(s): **Throughout Exterior**

☒ ☐ ☐ ☐

F. Ceilings and Floors

Comments:

Columns or piers: **No vapor barrier in the crawl space recommend upgrade installation for moisture controle in the home and to prolong the life of wood members in the crawl space.** *Location(s):* **Throughout Crawl Space**

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G. Doors (Interior and Exterior)

Comments:

☒ ☐ ☐ ☐

H. Windows

Comments:

☐ ☐ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

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

I NI NP D

Steps and landings: **Stair run too small or not uniform** *Location(s):* **Various**

☐ ☐ ☒ ☐

J. Fireplaces and Chimneys

Comments:

☒ ☐ ☐ ☒

K. Porches, Balconies, Decks, and Carports

Comments:

Handrails and guards: **Spindles too far apart** *Location(s):* **Various**

☒ ☐ ☐ ☐

L. Other

Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

Distribution panel: **Openings in panel** *Location(s):* **Rear**

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - non-metallic sheathed, Aluminum - non-metallic sheathed

Comments:

Outlets (receptacles): **No GFCI (Ground Fault Circuit Interrupter)**

Location(s): **Throughout First Floor**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Electric heat strip heat system

Energy Sources: Electricity

Comments:

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

☒ ☐ ☐ ☐

B. Cooling Equipment

Type of Systems: Central air

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

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: not found

Location of main water supply valve: not found

Static water pressure reading: no ext hose bib for test

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

I NI NP D

Comments:

Pressure regulator: **Recommended due to high supply water pressure**

Location(s): **Washroom**

Hose bib or bibb: **Leak or drip**

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments:

Venting system: **Vent termination problems** Location(s): **Various Kitchen Bathroom**

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 gallons

Comments:

☐ ☐ ☐ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☐ ☐ ☒ ☐

E. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwashers

Comments:

☐ ☐ ☒ ☐

B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

☐ ☐ ☒ ☐

E. Microwave Ovens

Comments:

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☐ ☐ ☒ ☐

G. Garage Door Operators

Comments:

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments:

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

I	NI	NP	D
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Dryer: **Screen on vent termination** Location(s): **Right**

☐ ☐ ☒ ☐

I. Other

Comments:

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

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

☐ ☐ ☒ ☐

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

Type of Construction:

Comments:

☐ ☐ ☒ ☐

C. Outbuildings

Comments:

☐ ☒ ☐ ☐

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

Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☒ ☐ ☐

E. Private Sewage Disposal (Septic) Systems

Type of System: **Septic**

Location of Drain Field: **Back yard**

Comments:

☐ ☒ ☐ ☐

F. Other

Comments:

LIMITATIONS

Roofing

- Inspection performed: **From roof edge**

Exterior

- Inspection limited/prevented by: **Storage**
- Inspection limited/prevented by: **Car/storage in garage**
- Exterior inspected from: **Ground level**

Structure

- Inspection limited/prevented by: **Wall, floor and ceiling coverings**
- Crawl space: **No access**
- Percent of foundation not visible: **100 %**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Heating

- Safety devices: **Not tested as part of a building inspection**
- Heat loss calculations: **Not done as part of a building inspection**

Insulation and Ventilation

- Inspection prevented by no access to: **Floor space**
- Inspection prevented by no access to: **Crawl space**

Plumbing

- Items excluded from a building inspection: **Water quality**
- Items excluded from a building inspection: **Septic system**
- Items excluded from a building inspection: **Concealed plumbing**
- Items excluded from a building inspection: **Water heater relief valves are not tested**

END OF TREC REPORT