

**From:** Manuela Fendley <[neer1@sbcglobal.net](mailto:neer1@sbcglobal.net)>  
**Sent:** Sunday, April 29, 2018 10:21 AM  
**To:** Tim Phelan <[tphelan@wallercountyland.com](mailto:tphelan@wallercountyland.com)>  
**Cc:** William Fendley <[bfendley@cobbhendley.com](mailto:bfendley@cobbhendley.com)>  
**Subject:** Addressing Inspection report

Good morning Tim,  
Here are the the page numbers of the inspection report that we are addressing !

Pg.#4 Paint & grout exposed steel.  
Pg.#5 Address soil to close to the slab.  
Pg.#6 Address clearance with Hardy board.  
Pg.#7 Remove cable & tree limbs.  
Pg.#8 Address flashing problems  
Pg.#9 Clean Gutters , the house has been treated for pest's quarterly for years.  
Pg.#10 Address insulation placement.  
Pg.#12 Insulate Stairway.  
Pg.#13 Grade around the garage.  
Pg.#14 Caulk openings around windows.  
Pg.#16 Replace doorknob of pantry door, caulk doors and thresholds.  
Pg.#17 Grease garage doors.  
Pg.#18 Install damper bracket, paint chimney cap and clean logs.  
Pg.#19-23 Licensed election to check electrical systems and bring up to code.  
Pg.#24-27 Licensed HVAC to address AC  
Pg.#28 Well tech to address water problems.  
Pg.#30 Address trash in drain pan.  
Pg.#32 Replace bulb in range hood.

Thanks,  
Bill Fendley

Have a wonderful day !!!

Manuela Fendley  
713-305-2551

<http://www.neerslittleyorkies.com>



## HOME INSPECTIONS INC.

Houston, Texas 77084

Phone: 832.492.8747

Email: Tom@TSHInspections.com

**Prepared For:** Steven L. Rinehart

(Name of Client)

**Concerning:** 29442 Hegar Road Hockley, Texas 77447

(Address or Other Identification of Inspected Property)

**By:** Thomas Martin #7790

April 25, 2018

(Name and License Number of Inspector)

(Date)

ICC Residential Building Inspector #5272454-B1

ICC Residential Electrical Inspector #5272454-E1

ICC Residential Plumbing Inspector #5272454-P1

ICC Residential Mechanical Inspector #5272545-M1

ICC Residential Combination Inspector #5272545-R1

Level 1 Infrared Thermographer #IMT16200

Certified Pool Operator CPO# 469769

### 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. This 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

Report Identification: 180425-1 29442 Hegar Road

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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and 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 the 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 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 license holders 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** **Important Agreement and Limitation**



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

I	NI	NP	D	Inspection Item
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**Note: Mold/mildew investigations are not included with this report as it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**

**Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.**

#### HOW TO INTERPRET THIS REPORT

Property inspected was ☐ Occupied ☒ Vacant  
 Parties present at inspection ☒ Buyer ☐ Seller ☐ Listing Agent ☒ Buyers Agent  
 Weather Condition during inspection ☒ Sunny ☐ Overcast ☐ Raining ☐ Snowing  
 Outside temperature during inspection 84° Time of inspection 1400  
 For all purposes of this report the house faces ☐ North ☐ South ☐ East ☐ West

★ **Items required as deficient will begin with a bullet all others will be considered comment items. All items should be repaired by a licensed qualified professional.**

**Note: When item is listed left or right, is as facing the structure.**

**General Description:** Two story single family residence; brick, cement fiber board and wood exterior; 4 car attached garage with storage at back.

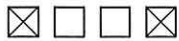


29442 Hegar Road  
 Hockley, Texas 77447



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I NI NP D Inspection Item



## I. STRUCTURAL SYSTEMS

### A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

(An opinion on performance is mandatory.):

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations is recommended due to the expansive nature of the areas load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

#### Comments:

Note: The foundation is reinforced concrete slab on grade.

Note: A visual inspection of the foundation revealed no evidence of abnormal movement at the time of inspection. The foundation is performing as intended at the time of inspection.

- ★ There is exposed steel on the foundation at back-left corner of the garage; remove the rust and apply a primer coat and then cover with a high strength non-shrink grout.



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I NI NP D Inspection Item

☒ ☐ ☐ ☒ **B. Grading & Drainage**

The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

**Comments:**

Note: Ants were observed entering the home through weep holes or under the exterior siding material.

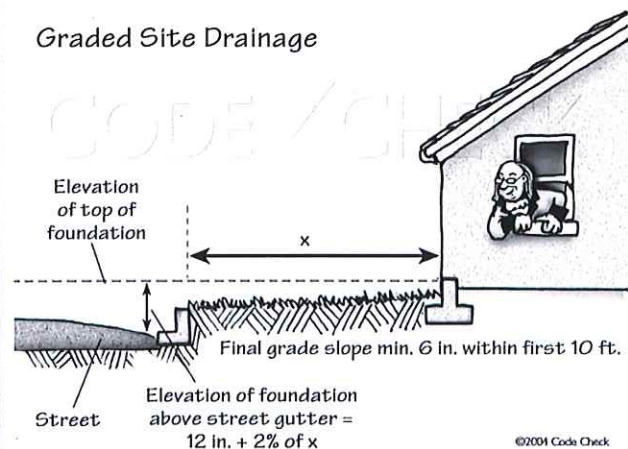
Recommend that a consistent method of treatment (insecticide) be maintained for prevention.

Do not seal up the weep holes.

- ★ The bricks, stored items and debris should be removed away from the foundation to prevent masking evidence of wood destroying insects entering the residence.
- ★ There is a channel at the back side of the home due to the soil line being too high. This provides an area for water to sit too close to the foundation.



- ★ The grading at areas around the house does not properly direct water away from the foundation. The code requires a minimum fall of 6 inches in the first 10 feet of the foundation. REF IRC R401.3 Gutter systems and underground drainage systems can also be useful tools in directing water away from the foundation. Note: Standing water can cause foundation problems, mosquito infestations and lawn disease.

**Graded Site Drainage**



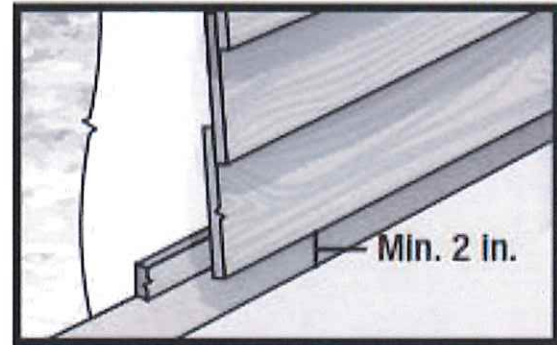
☒ ☐ ☐ ☒ **B. Grading & Drainage cont.**

Comments:

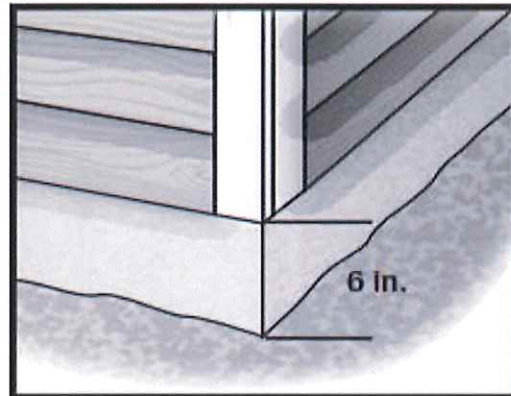
- ★ The hardy cement board siding is in contact with the ground. Hardy board manufacturers installation instructions recommend a minimum of 2" of clearance to patios and paved surfaces.



Slabs, Path, Steps to Siding



Ground to Siding



☒ ☐ ☐ ☒ **C Roof Covering** (If the roof is inaccessible, report the method used to inspect)

The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined).

Comments:

Roof Observed from ☒ Roof ☐ Ladder ☐ Ground

Roof Condition ☐ Good / New ☐ Average ☒ Aged

TYPE(S) OF ROOF COVERING:

Note: The roof type is composition shingles over wood sheathing.



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☒ ☐ ☐ ☒ **C. Roof Covering cont.** (If the roof is inaccessible, report the method used to inspect)

Comments:

Note: There were areas of roof repairs observed at the front left corner and back side.

Note: The roof is nearing the end of its serviceable life due to one or more of the following conditions; brittle / cracked shingles or excessive granular loss of the shingles.



★ There is a section of loose coiled cable at the back-side roof.



★ There are tree limbs on or very near the roof. Tree limbs should be a minimum of 4 feet from the roof to allow for strong windy days without contact.





☒ ☐ ☐ ☒ **C. Roof Covering cont.** (If the roof is inaccessible, report the method used to inspect)

Comments:

**FLASHINGS:**

- ★ There is missing or improperly installed flashing at the following locations; back left corner. The area is covered in sealant; not a proper repair. This could allow water penetration if not properly repaired by a licensed roofer.



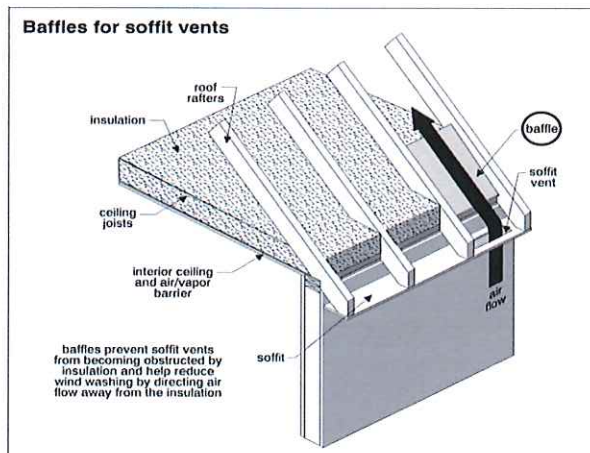
ROOF PENETRATIONS: Good

**EVIDENCE OF ROOF WATER PENETRATION:**

Note: There were no active water penetrations observed at the time of inspection. The house was scanned with a Fluke TIR1 thermal image camera and no anomalies were located.

**ATTIC VENTILATION & SCREENING:**

- ★ The soffit ventilation at the eve of the roof appears to be covered with insulation. Recommend the installation of baffles to ensure that the insulation is removed from the vent. "A minimum of 1-inch space shall be provided between the insulation and the roof sheathing at the location of the vent." REF IRC R806.3 Insufficient attic ventilation will increase the cost of utility bills and shorten the life of the roof.





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☒ ☐ ☐ ☒ **C. Roof Covering cont.** (If the roof is inaccessible, report the method used to inspect)

Comments:

**RAIN GUTTERS & DOWNSPOUTS:**

- ★ The rain gutters are full of debris at several locations. Recommend the installation of debris guards at all sides for less maintenance and longer gutter life.



☒ ☐ ☐ ☒ **D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

The inspector will identify the type of roof structure and inspect the roof. He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, or damage to the roof may occur as a result from walking the roof.

Comments:

Roof Type: ☒ Wood frame ☐ Truss frame ☐ Flat roof

Attic ventilation: ☒ Soffit vents ☐ Exhaust ports ☐ Gable vents  
☒ Ridge vents ☐ Wind Turbine(s) ☐ Power Turbine(s)

Insulation Type: ☐ Blown/loose ☐ Rolled ☒ Batten

Approximate Depth of Attic Insulation: None visible

Approximate Depth of Vertical Insulation: 0-8 inches.

- ★ There is evidence of rodents in the attic by trampled / uneven insulation or of rodent droppings. Recommend quarterly pest control by a licensed professional.
- ★ The insulation installed in the attic is misplaced, trampled and missing. Recommend installing 12 inches of loose fill attic insulation or the equivalent of an R-30 value to make the home more efficient. An R-30 value is the recommend R-value for this region. REF IRC TABLE N11023.1

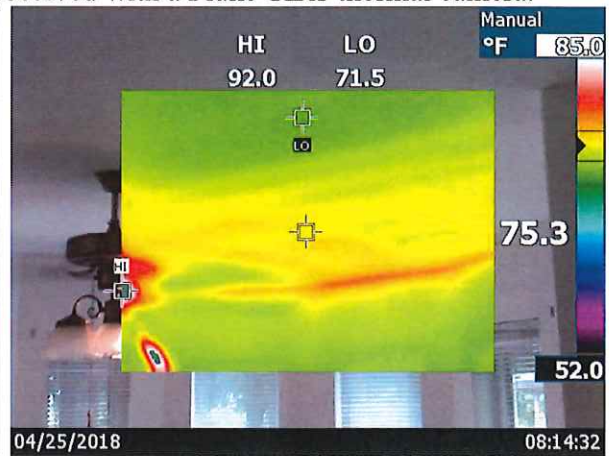




☒ ☐ ☐ ☒ **D. Roof Structure / Attic cont.** (If the attic is inaccessible, report the method used to inspect)

Comments:

- ★ There are areas of missing insulation in the attic as observed with a Fluke TIR1 thermal camera.



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

The inspector will identify the type of wall structure and coverings of the interior and exterior walls. He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Comments:

INTERIOR:

Note: There is evidence of previous termite treatment of the house either by drill marks around the foundation or a treatment sticker. Recommend inquiring with the seller to see if there is a transferable warranty available.



★ There is termite damaged material in the garage. No active termites were located.





I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ E. Walls (Interior & Exterior) cont.

Comments:

- ★ There are several posts that have some damage at the base of the barn. The barn is of pole framing.



- ★ The joists for the garage ceiling area for storage above are missing joist hangers.



ATTIC STAIRWAY:

- ★ The attic access door is not insulated and the gap at the door frames are not properly sealed / insulated with expanding foam. The door should be insulated with a hardboard insulation panel. The thermal image shows the transfer of heat and temperature differential. Recommend making a box out of a hardboard insulation panel to fit the entire door opening high enough to clear the door hinges when the door is closed. Then just remove and replace the box for access.





I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior) cont.**

Comments:

- ★ There are water stains at the guest bath base boards; probably due to high soil at the back exterior. The area was dry at the time of inspection as checked with a Delmhorst moisture meter.



**EXTERIOR:**

Note: The siding observed on the house is hardboard / masonite or manufactured siding. This type of exterior siding must be kept well sealed and painted to prevent moisture penetration.

- ★ There are areas observed of wood to ground contact. These areas are more susceptible to wood decay and termite activity; garage at several locations.
- ★ There are areas of wood rot observed around the garage and shop siding material.



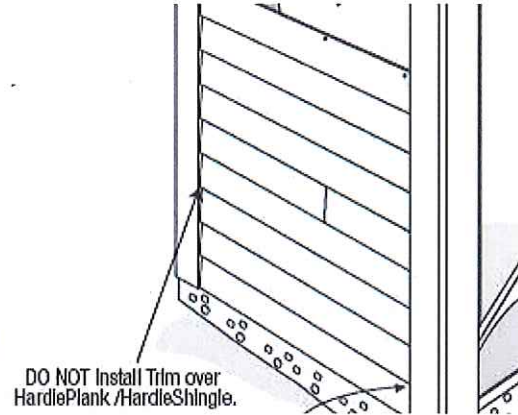


I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior) cont.**

Comments:

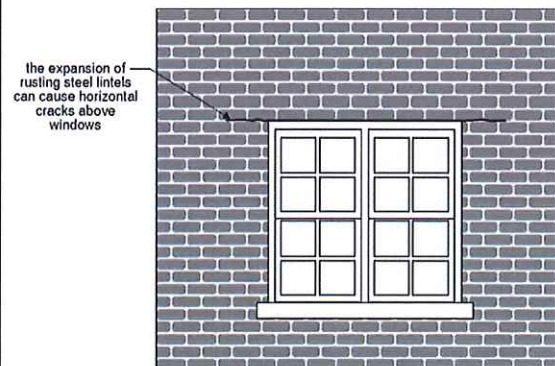
- ★ The hardy board trim is over the siding around the windows creating a gap for pests; incorrect according to hardy installation instructions. Hardy board installation instructions show the siding material to butt up to the trim board prevent any gaps in material. The image is from the hardy board installation instructions.



- ★ The lintels are rusting and above the windows / doors. When metal rusts' it expands and can cause brick cracks.



**Rusting lintels**



- ★ The sealant at most penetrations of the house is deteriorated or gaps in material. All penetrations and openings around the exterior should be properly sealed with caulk, screen mesh, expanding foam or mortar as needed to keep out moisture and unwanted pests (Do not seal up weep holes where the brick meets the slab).



☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior) cont.**

Comments:

- ★ The columns should not be in contact with the ground to help in the prevention of wood rot and prevent conducive conditions for termites. A better way is to install a metal bracket support at the bottom.
- ★ The metal pad below the supports are much rusted. The metal should be treated.



- ★ There is a loose beam to the right of the front door.



**EVIDENCE OF WATER PENETRATION:**

Note: Water penetration is possible during from flooding conditions due too high soil at areas around the house.

**PRESENCE OF SAFETY GLASS IN HAZARDOUS LOCATIONS:**

- ★ Unable to confirm proper safety glass markings on the shower door as required; safety hazard. REF IRC R308.4



☒ ☐ ☐ ☒ **F. Ceilings & Floors**

The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. He will report any visible evidence of water penetration. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicate water penetration.

Comments:

CEILINGS:

★ There are moisture stains at the utility room inside the cabinets.

FLOORS: Good

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

The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors. He will report doors that do not operate properly, doors with damaged glazing and damaged or missing door screens.

Comments:

INTERIOR:

★ The pantry door / frame require adjustment. The door had to be pried open out of the frame.

EXTERIOR:

★ The door to the garage does not latch.

★ The bottom edge of all exterior door frames and threshold are not properly sealed. The bottom of the trim board should have a solid caulk bead around the entire exposed area to prevent wood rot.  
Note: The exterior trim is wood and the bottom cut end will absorb moisture and rot if not fully sealed.



I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ **G. Doors (Interior & Exterior) cont.**

Comments:

- ★ The door rubs the frame at the top and requires adjustment to close properly; master and side door to the garage.



**GARAGE:**

- ★ The garage door was noisy / difficult to operate; all 4 doors. The track, hinges and wheel bearings require lubricant.
- ★ The bottom door seal is damaged at 2 doors.

☒ ☐ ☐ ☒ **H. Windows**

The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will also report the absence of safety glass in hazardous locations. In occupied residences not all windows will be checked for correct operation due to furnishings.

Comments:

Note: Double pane with vinyl frame.

- ★ The window spring is broken / popped out of the channel at right of fireplace corner window.

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

Comments:

Observed in good condition at the time of inspection



☒ ☐ ☐ ☒ **J. Fireplace / Chimney**

The inspector will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of firestopping at accessible attic penetrations of the chimney flue.

Comments:

- ★ The pilot would not light.
- ★ All gas fireplaces should have a required damper bracket that prevents the damper from completely closing to allow gas to escape to the exterior in the case of a gas leak. REF IRC 2433.1



- ★ The chimney cap is rusted; recommend to sand, prime and paint or replace to prevent rust holes in the cap.
- ★ The soot build-up on the faux logs indicates improper combustion air & fuel mixture. Recommend service to clean soot and adjust air/fuel mix to reduce/eliminate soot production.



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☒ ☐ ☐ ☒ **K. Porches, Decks, and Carports (Attached)**

The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

Comments:

- ★ The closures or railings on the side of the stairway handrail should not allow the passage of a 4-inch diameter sphere. REF IRC R312.2

☒ ☐ ☐ ☒

## II. ELECTRICAL SYSTEMS

### A. Service Entrance & Panels

The inspector will describe the visible wiring type, the amperage and voltage rating of the service and the locations of the main disconnect and sub panels. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

Comments:

200 AMP ELECTRICAL SERVICE PANEL with 3 sub panels; one well house, one front drive and 1 garage.

Note: There were no Arc Fault Circuit Interrupters (AFCI) installed in the panel. As of the 2009 IRC all branch circuits that supply 120 volt, 15 and 20 amp outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways and similar rooms shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.

Note: The main electrical panel is a Federal Pacific; well house and garage. This type of electrical panel has a reputation for breaker failures at a rate higher than normal and is no longer in production as a result.

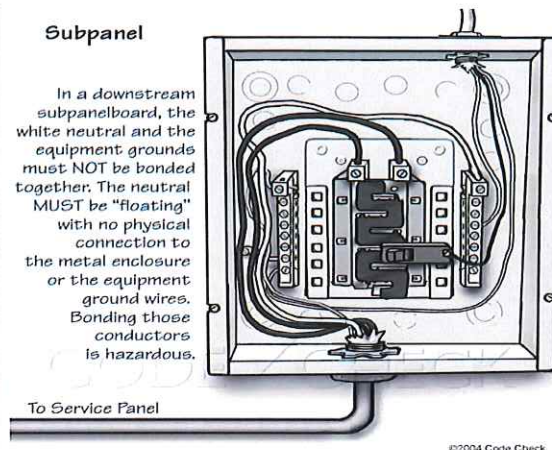
- ★ The front panel (dead front) is missing; well house sub. This allows live electrical wires to be exposed; electrical hazard.
- ★ There was a breaker in the off position at the well.
- ★ The main panel and has surface corrosion; requires paint.
- ★ The panel box dead front is installed with incorrect screws. Sharp pointed screws can pierce the plastic coating of the wiring.
- ★ There are circuit disconnects / breakers not properly labeled. All service disconnects should all be permanently labeled and specifically listed for their purpose. REF IRC E3501.6.1
- ★ The breaker panel door will not stay open; main panel.



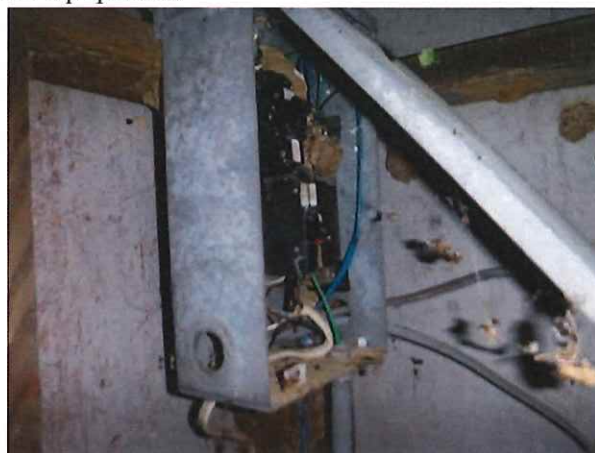
☒ ☐ ☐ ☒ A. Service Entrance & Panels cont.

Comments:

- ★ The sub-panel(s) neutral and ground wires should not be bonded together; garage. "A grounding connection shall not be made to any grounded circuit conductor on the load side of the service disconnecting means". REF IRC E3507.2



- ★ There are knock out covers missing leaving a hole or space for pests to enter.
- ★ There are missing grommets where wiring enters panel; all locations.
- ★ The electrical panel is contaminated with paint / foreign debris. "Internal parts of electrical equipment, including bus bars, wiring terminals, insulators and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners or abrasives, and corrosive residues. There shall not be any damaged parts that might adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; deteriorated by corrosion, chemical action, or overheating. Foreign debris shall be removed from equipment." REF. IRC E3304.6 Integrity of electrical equipment.





I NI NP D Inspection Item

☒ ☐ ☐ ☒ A. Service Entrance & Panels cont.

Comments:

- ★ The neutral wires are current carrying conductors and should not be double lugged. Grounded Conductor Terminations—Each grounded conductor shall terminate within the panelboard in an individual terminal that is not also used for another conductor. NEC408.21



**Grounded (neutral) Conductor Terminals**  
 Section 408.21

**Manufacturer's Instructions**

BRANCH NEUT. & EQUIP. GND. BAR	TORQUE IN.-LBS.
WIRE RANGE	
14-10 CU, 12-10 AL	20
8 CU-AL	25
6-4 CU-AL	35

**EQUIPMENT GROUNDING BAR**

TWO 14 OR 12 CU	25
TWO-12 OR 10 AL	

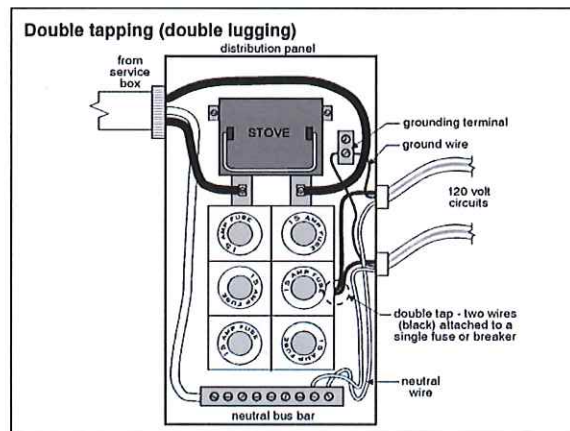
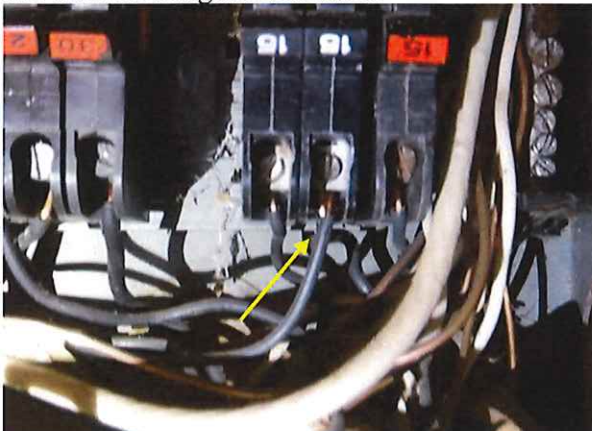
Copyright 2001 Mike Holt Enterprises, Inc.

See 110.14(A) for additional terminal requirements.

**VIOLATION** (pointing to multiple wires on one terminal)

**Okay [110.3(B)]** (pointing to a single wire on a terminal)

- ★ There is a breaker in the panel with more than one conductor. Double lugging at an electrical connection can cause excessive heat or loose connection. Each device or branch wiring should have its own designated breaker.



- ★ The ground rod clamp is not rated as a grounding clamp. A proper grounding clamp rated for the purpose should be used such as the acorn clamp.





☒ ☐ ☐ ☒ **A. Service Entrance & Panels cont.**

Comments:

**SERVICE WIRING:**

Service wiring was observed to be underground.

**FEEDER WIRING:**

Feeder wiring observed to be copper.

**BRANCH WIRING:**

The branch wiring was observed to be copper.

☒ ☐ ☐ ☒ **B. Branch Circuits** (Report as in need of repair the lack of ground fault circuit protection where required).

The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or subpanels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

Comments:

**FIXTURES:**

★ There are fixtures that are not operable due to inoperable or missing bulbs; 3 at front patio and 2 in the garage.

★ The ceiling fan is noisy and or unbalanced; breakfast area.

**OUTLETS:**

Note: The downstairs middle bedroom fixture and several outlets are on a GFCI protected circuit.

★ The kitchen island electrical outlet is not a GFCI protected outlet. REF IRC E3802.6

★ The garage has an outlet that is improperly wired; the hot and neutral wires are reversed; one at front and 1 at back side. Ground fault circuit interrupters (GFCI) and some electrical appliances will not operate correctly with reversed polarity. For example: in gas cook tops reverse polarity will result in continuous sparking of the electrodes, even after flame ignition.

★ There is a 3-prong outlet that is not grounded; 2 in the garage.

★ There are outlets in the wall are loose in the wall at locations throughout the house and garage.

★ GFCI outlets are not installed at all the required areas, recommend upgrading to GFCI outlets at all required areas; all exterior outlets, and all in the garage including for the door opener. REF IRC 3902.1-3902.11

★ The disposal, dishwasher and all laundry room outlets are not GFCI protected; building code required as of 2014.

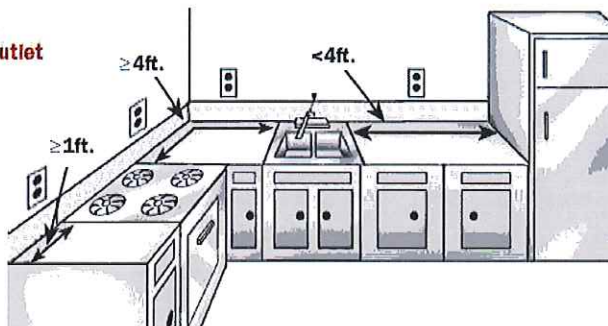
★ There are two GFCI outlets that do not have power at the front patio left side and front left corner. The button will not reset. Possibly just bad outlet.

☒ ☐ ☐ ☒ **B. Branch Circuits cont.** (Report as in need of repair the lack of ground fault circuit Protection where required.)

Comments:

- ★ Kitchen counters missing required outlets. A receptacle outlet shall be installed at each wall counter space 12 inches or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches, measured horizontally from a receptacle outlet in that space.  
REF IRC E3801.4.1

**Fig. e11**  
**Kitchen Outlet**  
**Spacing**



SWITCHES:

- ★ The light switch plate / spark arrestor is missing or damaged; living dimmer.
- ★ The outlet installed at the exterior is not rated for exterior use; several at the garage.

Note: One or more switches were found that their use was undetermined; recommend inquiring with the seller to locate their use; a few at the garage front.

OTHER ELECTRICAL:

- ★ There were several areas of loose electrical wiring in the garage. The conductor should be stapled within 8-12 inches of the box.

EQUIPMENT DISCONNECTS:

- ★ The dishwasher does not have a separate switch within sight to disconnect from the power source. "Each appliance shall be provided with a means to disconnect all ungrounded supply conductors." REF IRC 4001.5

SMOKE DETECTION:

Note: Smoke alarms should be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms (hallway), and on each story of the dwelling. All new systems are required to be hard wired so if one sounds' off they all respond. One carbon-monoxide detector located on each floor and immediately outside each bedroom is required when gas is installed to the home. Batteries should be replaced upon moving in and annually there-after.

- ★ Smoke alarms are not installed in all required areas.
- ★ The smoke detectors are not interconnected. The actuation of one alarm will not actuate all the alarms in the house.
- ★ There are not carbon monoxide detectors in the home. "For new construction, an approved carbon monoxide alarm shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages." REF IRC R315.1



☒ ☐ ☐ ☒ **III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS**

**A. Heating Equipment**

Type and Energy Source: Horizontal Flow - Gas

The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

Comments:

HEATING UNIT: Upstairs / master

MAKE / YEAR: American Standard / 2003

MODEL #: TUE060A936L2

SERIAL #: 3241YAN1G

★ The unit was not operable; not power to thermostats.

HEATING UNIT: Living

MAKE / YEAR: American Standard / 2002

MODEL #: AUD080C948K0

SERIAL #: 2145LAN2G

BLOWERS: Good

THERMOSTATS:

★ The thermostats are not operable upstairs and master.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type and Energy Source: Electric - Freon

The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.

Comments:

CONDENSING UNIT: Living

MAKE / YEAR / TON: Rheem / 2015 / 3 ½ ton

MODEL# RA1442AJINA

SERIAL# W061510429

CONDENSING UNIT: Upstairs / master

MAKE / YEAR / TON: Trane / 2002 / 2 ½ ton

MODEL# 2TTR2030A1000AA

SERIAL# 323522G4F

☒ ☐ ☐ ☒ **B. Cooling Equipment cont.**

Comments:

- ★ A section of suction line insulation is missing and/or damaged near condenser.
- ★ The condensing unit is on or near the ground. Recommend elevating 3 inches from the ground to protect from vegetation and moisture damage.



EVAPORATOR COIL: Upstairs / master  
Temperature Differential: 0  
MAKE / YEAR / TON: Trane / 2008 / 2 ½ ton  
MODEL# 2TXFH033AS3HHAN  
SERIAL# 8331JYJ7H

EVAPORATOR COIL: Living  
Temperature Differential: 22.3  
MAKE / YEAR / TON: Trane / 2015 / 3 ½ ton  
MODEL# 4TXFH041CC3HHBA  
SERIAL# 15102MYPFG

CONDENSATION DRAIN PAN/DRAIN LINES:

- ★ The a/c primary drain line should discharge away from the foundation; downstairs.



☒ ☐ ☐ ☒ **C. Ducts and Vents**

The inspector will inspect the visible components of the duct system and report improper materials or improper routing of ducts. He will report deficiencies in accessible duct fans, filters, ducting and insulation.

Comments:

Note: The air conditioners have an electrostatic media filter installed in the attic system. These filters should be cleaned every 4-6 months to ensure proper operation and efficiency of the system.

- ★ The filters at the returns should not be used with using the media filtration system. To much stress on system to pull air and not needed.



- ★ The return air duct is not sealed allowing air to be pulled from between the walls and flooring. This will reduce efficiency and increase operating costs.



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

I	NI	NP	D	Inspection Item
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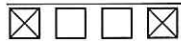
☒ ☐ ☐ ☒ **D. Ducts and Vents cont.**

Comments:

- ★ The air supply ducts are not properly supported and have excess bends at several locations.







## IV. PLUMBING

### A. Water Supply System and Fixtures

The inspector will describe the supply system piping and inspect the plumbing system. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location water shut-off valves. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

#### Comments:

LOCATION OF WATER METER: At well house.

WATER SUPPLY SERVICE SHUTOFF:

Note: The main water supply shutoff valve is located at the back side of the house.

STATIC WATER PRESSURE READING: 40 psi.

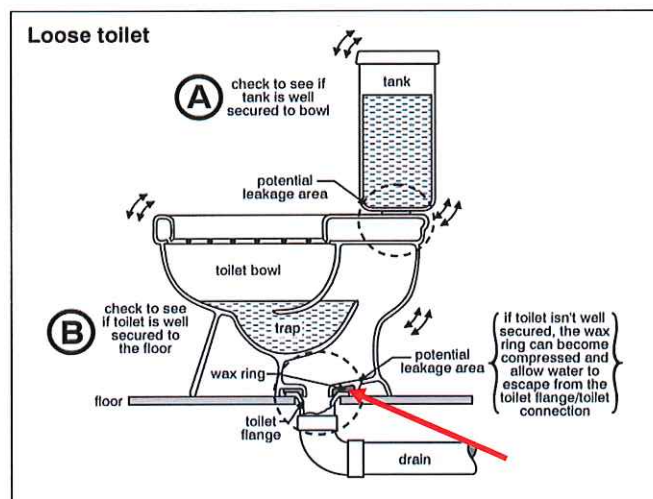
WATER SUPPLY PLUMBING:

Visible plumbing observed to be copper.

- ★ All exposed water lines in the attic should be insulated.
- ★ There was very little to no water flow at several fixtures; master shower and all upstairs bath had no water with very low pressure at all others. This may have been due to the tripped breaker at the well house.

#### COMMODOES:

- ★ The base of the commode is loose where it connects to the floor. Recommend replacing the hardware and wax ring for the bowl and ensure there is not leakage at the floor; master and guest bath.



SINKS: Good

FAUCETS: Good

TUBS: Good

SHOWERS:

- ★ The top of the master shower has sunk / fallen. This may be due to effect of hot shower on material when used from above.
- ★ The diverter valve will not stay in the up position for the guest bath; shower inoperable.

☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures cont.**

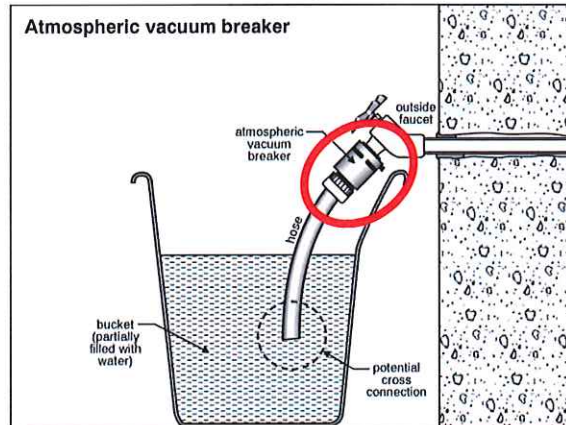
Comments:

LAUNDRY CONNECTIONS:

★ The water shutoff valves are rusted and leaking at the laundry connections; hot side.

EXTERIOR HOSE BIBS:

★ Exterior hose bibs are missing required back flow prevention devices. They protect our clean water supply from possible contamination and can be purchased at most hardware stores.



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

The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs.

Comments:

MATERIAL:

Note: The observed plumbing material is PVC plastic.



☒ ☐ ☐ ☒ **C Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: Gas

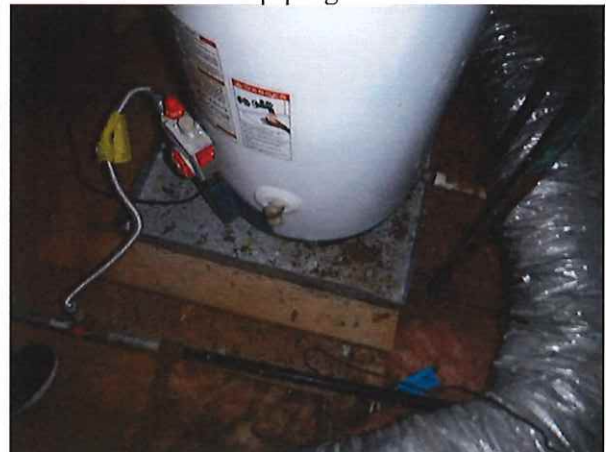
The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

Comments:

1-2001 50-gallon & 1-2002 40-gallon water heater upstairs attic.

Note: The unit is 12+ years of age and is at or near the end of its service life. When the units are located in the attic space replacement is recommended at 10 years of life.

- ★ The vent pipe is not secured at the roof penetration. The exhaust vent should have a metal strap securing it to the rafters.
- ★ The water heater is in the house without a drain pan; if ruptured it would cause damaged to interior walls and floors.
- ★ There is insulation and debris inside of the drain pan which can clog the drain line.
- ★ There corrosion from dissimilar metals and lack of dielectric union at the piping connections.



TEMPERATURE RELIEF VALVES:

Note: The tank safety temperature and pressure valve is not tested on old tanks due to a risk of the valve not resetting. Recommend the tank valve checked or replaced by a licensed plumber.

- ★ The discharge piping for the water heater should be piped level to downhill; never up. REF IRC P2803.6.1

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

The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. He will report switches that are not in a safe location or do not operate. He will also report a unit that lacks a Ground Fault Circuit Interrupter (GFCI) or has an interrupter that does not operate. The inspector will not determine the adequacy of self-draining features of the circulation system.

Comments:

- ★ Not operated; unable to fill.
- ★ There is not access to the spa tub motor or plumbing. There should be access to the equipment without damaging the structure or finish. REF IRC 2720.1 & 4109.3

☒ ☐ ☐ ☒

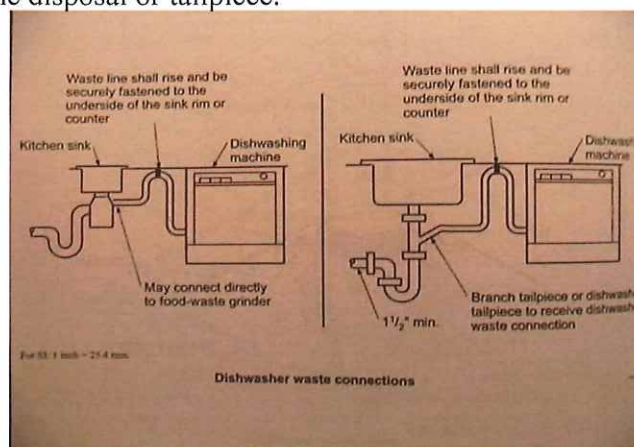
**V. APPLIANCES**

**A. Dishwasher**

The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser.

Comments:

- ★ There is rust observed at some areas on the dish racks.
- ★ The panel cover is damaged at the buttons.
- ★ The dishwasher drain line should be elevated above the drain to prevent gray water from entering the dishwasher from the disposal or tailpiece.



☒ ☐ ☐ ☒ **B. Food Waste Disposer**

The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

Comments:

- ★ The electrical cord for the disposal should be inside of protective conduit.



I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒ **C. Range Hood**

The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.

☒ Recirculation ☐ Exterior venting

Comments:

★ The range hood light is not functional; could be from a missing or damaged bulb.

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☒ ☐ ☐ ☒ **D. Ranges / Ovens / Cooktops**

The inspector will operate each range or cooktop and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

Comments:

GAS RANGE: Good

ELECTRIC DOUBLE OVEN:

★ The oven thermostat needs adjustment / calibration; lower unit. When the oven is set at 350 degrees the actual temperature is 285. The temperature should be + or – 25 degrees.

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☐ ☐ ☒ ☐ **E. Microwave Cooking Equipment**

The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

Comments:

Not present at the time of inspection.

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☐ ☐ ☒ ☐ **F. Trash Compactor**

The inspector will operate the unit and report a unit that is not securely mounted or does not operate. He will also report any unusual noise or vibration.

Comments:

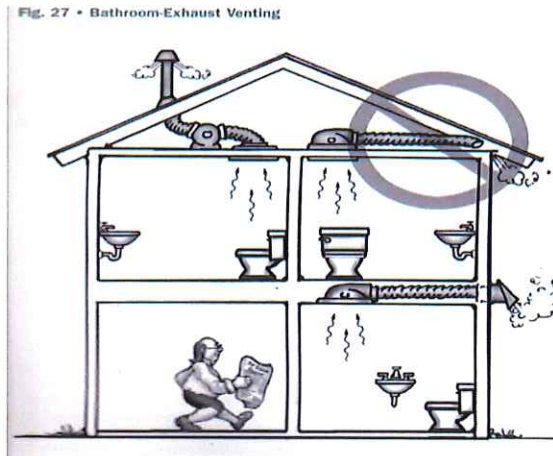
Not present at the time of inspection.

☒ ☐ ☐ ☒ **G. Bathroom Exhaust Fans and/or Heaters**

The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

Comments:

- ★ The bathroom vents should go to the exterior. The soffit or eave of the house is designed as an intake for attic ventilation not for an exhaust.



☐ ☐ ☒ ☐ **H. Garage Door Operators**

The inspector will operate the overhead garage door both manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled.

Comments:

Not present at the time of inspection.

☐ ☐ ☒ ☐ **I. Door Bell and Chimes**

The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible parts.

Comments:

Not present at the time of inspection.

☒ ☐ ☐ ☒ **J. Dryer Vents**

The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

Comments:

- ★ The dryer vent needs to be cleaned due to excessive lint build up. The back-draft damper will not close.



I	NI	NP	D	Inspection Item
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☐☐☒☐

## VI. OPTIONAL SYSTEMS

### A. Lawn Sprinklers

The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve.

Comments:

Not present at the time of inspection.

☒☐☐☐

### B. Gas Lines

The inspector will inspect and report deficiencies in the condition and type of all accessible and visible gas piping. He will report the location of the gas shut-off valve. The inspector will not inspect for the existence of the sacrificial anode or its bonding.

Comments:

Note: The gas meter is located at the tank at back yard.

☐☒☐☐

### C. Other Built-in Appliances

The inspector will inspect and report any deficiencies in condition or operation of other built-in appliances that are specifically noted in this section.

The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation. He will also report unusual noise or vibration..

Comments:

Not inspected

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

I	NI	NP	D	Inspection Item
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**Tex-Star Home Inspections Inc.****Real Estate Inspection Service Agreement**

**The reason for this service agreement is to help you, our client, understand what an inspection is and what it can and cannot do for you.**

**INTENT OF INSPECTION:**

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected**, but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction; however we cannot eliminate all risk nor assume your risk.**

**SCOPE OF INSPECTION:**

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

**METHOD OF INSPECTION:**

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitant's furniture, belongings or stored items which were blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

**LIMITATION OF INSPECTION:**

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop. There is no guarantee or warranty stated or implied that all defects have been found or that Tex-Star Home Inspections Inc. will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact.

**THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD.** Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed; the inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

INITIAL: \_\_\_\_\_



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

I	NI	NP	D	Inspection Item
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**Real Estate Inspection Service Agreement Cont.****DISPUTE RESOLUTION**

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Tex-Star Home Inspections Inc. within ten (10) days of the time of discovery to give Tex-Star Home Inspections Inc. a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for binding arbitration in accordance with (AAA) American Association of Arbitrators then in effect, and then neither party shall have a right to bring suit in court. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Tex-Star Home Inspections Inc. liability, if any, shall be limited to the amount of the inspection fee paid for inspection.

*We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.*

By signing I confirm that I have read, understand, and agree to the above pre-inspection service agreement and that I agree to be bound by these terms and conditions.

In the absence of Client to sign this service agreement prior to or at the time of the inspection, this contract shall be included and become part of the report. Acceptance of the report, and/or payment for the inspection is an acknowledgment, acceptance, and agreement by Client(s) to the terms of this service agreement, and limitations listed in the report, and an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.

## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 1 of 2

29442 Hagar Road

Inspected Address

Hockley

City

77447

Zip Code

## SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without detecting or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, speckling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Teaster Home Inspections, Inc.

Name of Inspection Company

1B. #570469

SPCS Business License Number

1C. 15719 Sandy Hill Dr.

Address of Inspection Company

Houston, TX

City

77084

State

832-492-8747

Zip

Telephone No.

1D. Tom Martin

Name of Inspector (Please Print)

1E. Certified Applicator ☒ (check one)  
Technician ☐

2. NA

Case Number (VA/FHA/Other)

3. 1/25/2018

Inspection Date

4A. Steven L. Pinchart

Name of Person Purchasing Inspection

Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐

4B. NA

Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☐ Buyer ☒  
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. Residence &amp; Attached Garage

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐  
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

<input type="checkbox"/> Attic	<input type="checkbox"/> Insulated area of attic	<input checked="" type="checkbox"/> Plumbing Areas	<input type="checkbox"/> Planter box abutting structure
<input type="checkbox"/> Deck	<input type="checkbox"/> Sub Floors	<input type="checkbox"/> Slab Joints	<input type="checkbox"/> Crawl Space
<input checked="" type="checkbox"/> Soil Grade Too High	<input type="checkbox"/> Heavy Foliage	<input type="checkbox"/> Eaves	<input type="checkbox"/> Weapholes
Other <input checked="" type="checkbox"/>	Specify: Between Floor & Wall Voids		

7A. Conditions conducive to wood destroying insect infestation: Yes ☒ No ☐  
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

<input checked="" type="checkbox"/> Debris under or around structure (K)	<input checked="" type="checkbox"/> Wood to Ground Contact (G)	<input checked="" type="checkbox"/> Formboards left in place (I)	<input type="checkbox"/> Excessive Moisture (J)
<input type="checkbox"/> Planter box abutting structure (O)	<input checked="" type="checkbox"/> Footing too low or soil line too high (L)	<input checked="" type="checkbox"/> Wood Rot (M)	<input type="checkbox"/> Heavy Foliage (N)
<input type="checkbox"/> Insufficient ventilation (T)	<input type="checkbox"/> Wood Pile in Contact with Structure (Q)	<input type="checkbox"/> Wooden Fence in Contact with the Structure (R)	
	Other (C) <input type="checkbox"/>	Specify: <input type="checkbox"/>	

8. Inspection Reveals Visible Evidence in or on the structure:

8A. Subterranean Termites

Active Infestation  
Yes ☐ No ☒Previous Infestation  
Yes ☒ No ☐Previous Treatment  
Yes ☒ No ☐

8B. Drywood Termites

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

8C. Formosan Termites

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

8D. Carpenter Ants

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

8E. Other Wood Destroying Insects

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

Specify:

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

Drill marks around perimeter foundation

8G. Visible evidence of: ~~some subterranean~~ previous has been observed in the following areas: Garage

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

Licensed and Regulated by the Texas Department of Agriculture  
PO Box 12847, Austin, Texas 78711-2847

Phone 866-918-4481 Fax 888-232-2567

SPCS/T-4 (Rev. 09/01/07)

Buyer's Initials



# TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 2 of 2

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company:

Yes ☐

No ☒

If "Yes," specify corrections:

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection):

Yes ☐

No ☒

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:

Yes ☒

No ☐

Specify reason:

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects:

If treating for subterranean termites, the treatment was:

Partial ☐

Spot ☐

Bait ☐

Other ☐

If treating for drywood termites or related insects, the treatment was:

Full ☐

Limited ☐

10B.

Date of Treatment by Inspecting Company

Common Name of Insect

Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐

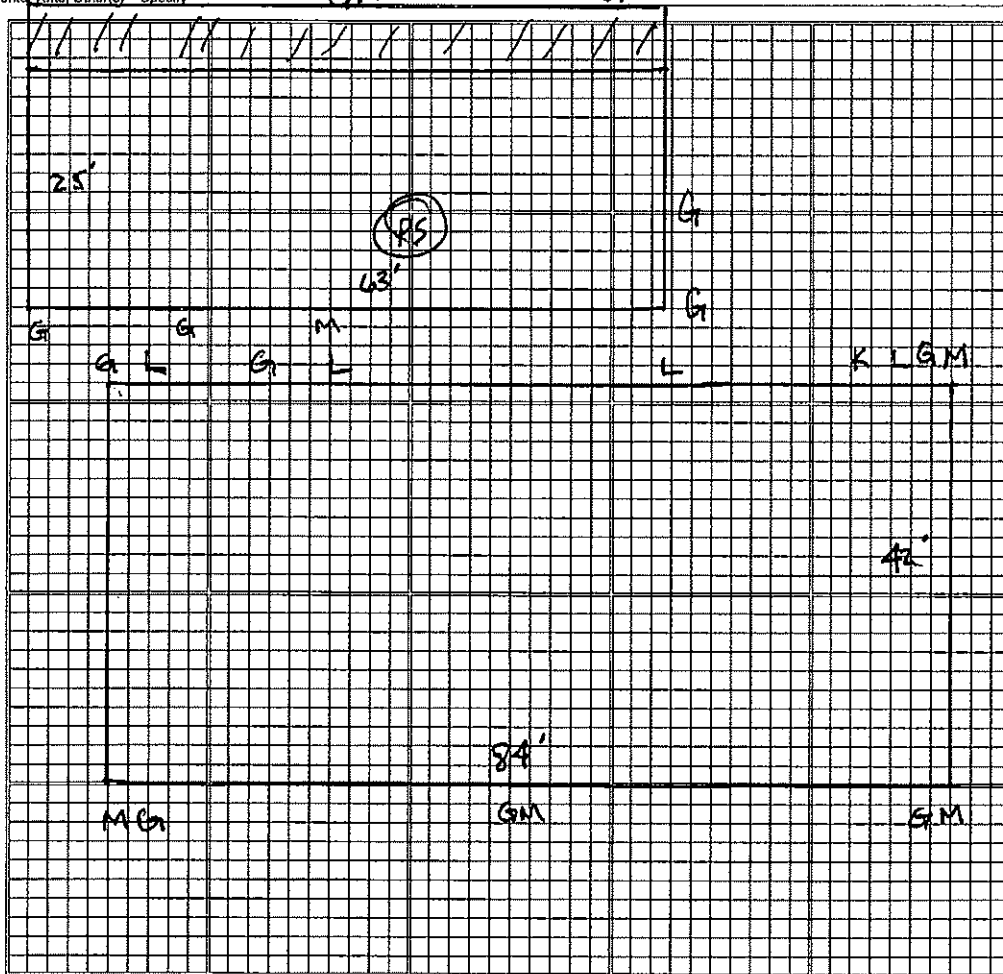
No ☒

List insects:

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

## Diagram of Structure(s) Inspected

The Inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify



Additional Comments

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

11A.

Inspector

Approved:

11B.

Certified Applicator and Certified Applicator License Number

12A. Notice of Inspection Was Posted At or Near:

Electric Breaker Box ☐

Water Heater Closet ☐

Bath Trap Access ☐

Beneath the Kitchen Sink ☒

12B. Date Posted

Date

## Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages:

Signature of Purchaser of Property or their Designee:

Date: