



SUPER INSPECTOR AUSTIN-SAT

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SUPER INSPECTOR RESIDENTIAL INSPECTION*

400 Twin Oaks Trail
Dripping Springs TX 78620



Inspector

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Agent

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Coldwell Banker Realty

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PROPERTY INSPECTION REPORT

Prepared For: Ian Brook

(Name of Clients)

Concerning: 400 Twin Oaks Trail, Dripping Springs TX 78620

(Address or Other Identification of Inspected Property)

By: Matthew Hoffman -

(Name and License Number of Inspector)

10/30/2021 9:00 am

(Date)

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. 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 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 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 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

Occupancy: Occupied

In Attendance: Buyer Agent

Temperature : 50 to 60

Weather Conditions: Clear

Type of Building: Single Family

The direction the building faces for orientation purposes.: North


Inaccessible / obstructed components areas:



Important Scope And Limitations:

Scope and Limitations of the Inspection
Super Inspector TREC Residential Inspection

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



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

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

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

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

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

6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABS of the online version of the report.

- The Informational TAB describes pertinent information about the construction of the home and its installed components. It is educational in nature.
- The Limitations TAB informs you of things that could not be inspected for a variety of reasons.
- The Standards TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.

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

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

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

Repair Cost Guide:

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

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

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

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

Spectora Report Tools:

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

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

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

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

Further Evaluation:

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

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

A. Foundations

Comments:

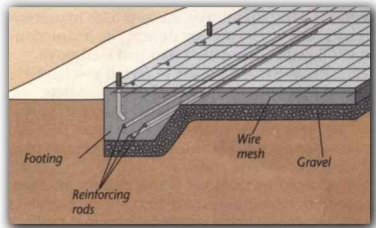
(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement.

For more information concerning foundation maintenance click this link
<http://yoursuperinspector.com/foundation-problems/>

Type of Foundation: Slab on Ground

Slab on ground description:

As the name suggests, a slab on ground foundation is a single layer of concrete, several inches thick. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge. The slab normally rests on a bed of crushed gravel to improve drainage. Casting a wire mesh in the concrete reduces the chance of cracking. A slab on grade is suitable in areas where the ground doesn't freeze, but it can also be adapted with insulation to prevent it from being affected by the frost heaves. (see below)



Foundation Performance Opinion: Seasonal Differential Movement: In my opinion the foundation appears to be adequately supporting the structure at this time. This opinion is based on limited visual evidence present at the time of the inspection. There is evidence of structural movement: as detailed in subsequent sections of this report. The movement appears to be correlated to long term differential movement that occurs as soil under and around the house shifts as a result of naturally occurring changes in environmental conditions. -

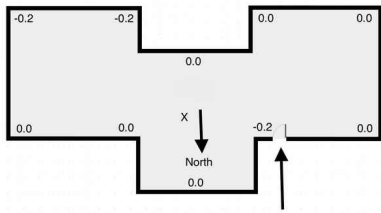
Foundation Measurements:

Random 1st story floor surface measurements were taken with a Zip Level. Allowances were made for the difference in floor covering. Zero reference is rechecked for repeatability. The measurements are reported in the diagram below. It should be noted that foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

Foundation Elevation Measurements
Elevation Measurements are Expressed in Inches
X = Zero Reference Point

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Signs of Structural Movement or Settling: Cracks in walls and/ or ceilings

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

1: Slab - Common foundation cracks on exposed surfaces

[Maintenance/Recommendation](#)

Common cracks were observed in the exposed areas of the slab. This commonly occurs as the result of settling and/or surface checking. Surface checking occurs when concrete is poured in a dry state, which increases tensile strength. The dry state results in differential curing causing the surface areas to fracture. This is normal with concrete slabs. Cracks should be monitored for disjuncting and/or separations and evaluated if adverse conditions are observed.



B. Grading and Drainage

Comments:

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

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

For more information on proper grading and drainage [click this link](#).

Roof gutters installed:

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

Dry weather conditions:

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

1: Negative Grading

➔ Further Evaluation Required

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues, these areas should be monitored and if water is not diverting around the structure it is recommended that a qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



C. Roof Covering Materials

Comments:

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

Photos: Average Condition of Roof Covering:

Roof covering material: Metal\Galvanized Steel

Roof Viewed From: Ground, Roof Level

Roof condition: Good condition

No deficiencies observed.:

The roof covering materials appeared to be serviceable at the time of the inspection.

Solar panel - partial roof not accessible:

The roof has solar panels installed and was not accessible at some locations the time of the inspection.

1: Paint sewer vent pipes

➔ Maintenance/Recommendation

One or more unpainted sewer vent pipes were observed on the roof. PVC and neoprene will deteriorate when exposed to ultraviolet rays. Painting the vent pipe and neoprene auto caulk can help prevent deterioration caused by exposure to ultraviolet rays.

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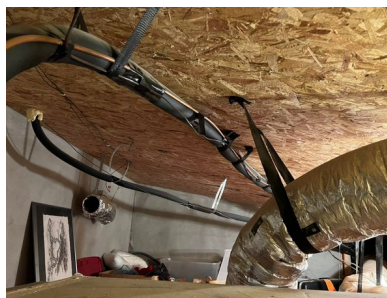
D. Roof Structures & Attics

Comments:

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

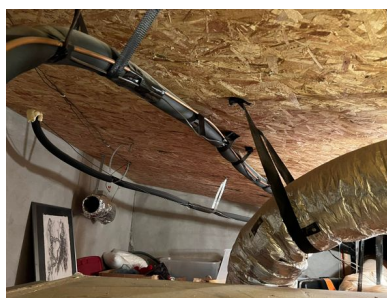
Attic viewed from: Entered the Attic

Depth of Attic Insulation: Structural insulated panels - Find out more about how much insulation you need. [Click Here.](#)



Attic Ventilation: The attic is not ventilated. No ventilation is required with foam encapsulation. - For information concerning proper attic ventilation [Click Here.](#)

Roof Structure Description - Structural Insulated Panels: The roof structure is formed by structural insulated panels and are supported at appropriate intervals by the exterior and interior walls.



1: Ladder installed with screws

▲Code/Safety Concerns

The attic ladder is not installed in accordance with the manufacturer's instructions. It appears screws have been used to fasten the unit to the ceiling joists. The manufacturer's instructions require 16d nails be used to properly fasten the unit to the joists. Repair is advised.

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E. Walls (Interior and Exterior)

Comments:

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

Photos - Interior Walls Thermal Image Samples:

The interior walls were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random exterior walls in this house at the time of this inspection.



Wall construction: Styrofoam Block/Concrete Construction

Siding Material: Stucco

Interior wall materials: Textured Drywall Finished With Paint

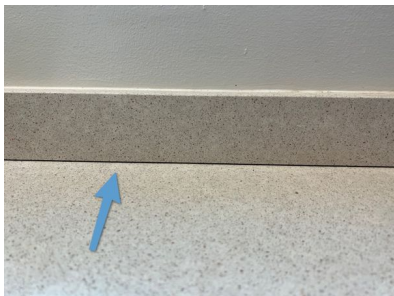
Possible hidden damage:

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

1: Seal sink backsplash

[🔧Maintenance/Recommendation](#)

The counter top is not sealed to the backsplash. Sealant should be applied to prevent moisture penetration in this area.



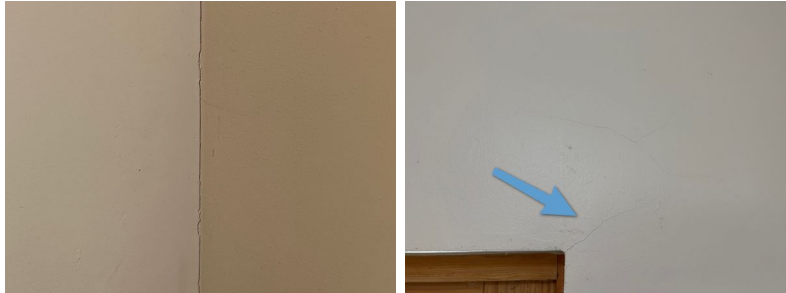
2: Interior walls - Common cracks

[🔧Maintenance/Recommendation](#)

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One or more common cracks were observed on the interior walls of the house. This may be due to normal settling and/or thermal movement of the building materials. These areas should be monitored for further signs of movement.



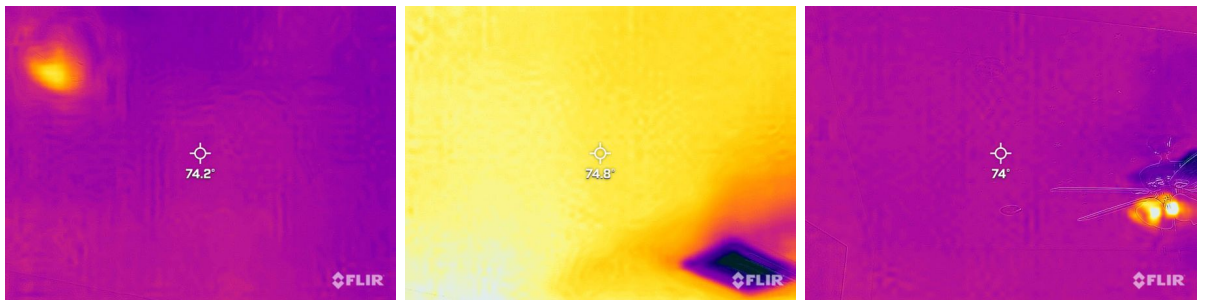
F. Ceilings and Floors

Comments:

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

Photos - Ceilings with Thermal Image Samples:

The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal images below are random samples of ceilings in the house.



No deficiencies observed on the ceilings :

Possible hidden damage:

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

G. Doors (Interior and Exterior)

Comments:

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

No deficiencies observed at this time.:

H. Windows

Comments:

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

Type of Windows: double pane thermal windows

No deficiencies observed:

I. Stairways (Interior and Exterior)

Comments: Not Present:

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- J. Fireplaces and Chimneys**

Comments: Not present:

- K. Porches, Balconies, Decks, and Carports**

Comments:

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

No Deficiencies observed at this time.:

- L. Other**

Comments:

Any item not specifically listed in this report were not inspected.

1: Trees stretching over house

Maintenance/Recommendation

One more large branches are stretching over the roof of the house. If these branches were to fall they may damage the roof structure. The branches should be trimmed back to help prevent damage to the roof structure.



II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Comments:

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

Photos - Electrical panels uncovered for inspection:



Service Entrance Type: Overhead, Underground

Panel manufacturer: General Electric

Location of main panel: Garage, Exterior of home, Hallway

Main panel amperage rating: 200

Wire types found in panels: copper, aluminum

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Grounding and bonding: verifiable ground rod, service ground

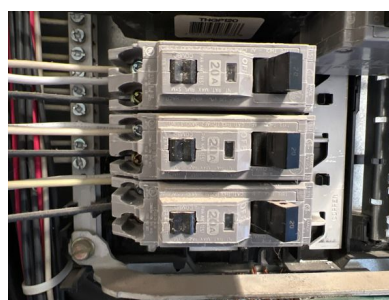
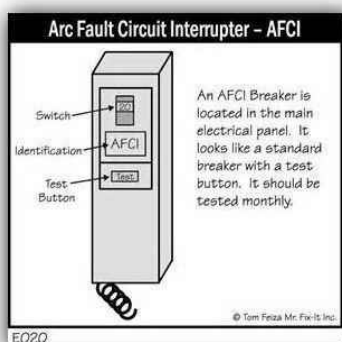
Condenser breaker sufficient: Yes

Arc fault tested: Not tested-Occupied

Arc fault protection devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction -

Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing behind the wall covering. This can result in electricity arcing between the nail and the conductor, which could result in a fire. 2015 International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

For more information concerning Arc Fault Protection [click here](#).



1: Panel not labeled

▲Code/Safety Concerns

The breakers in the panel are not properly labeled. The breakers should be individually labeled for identification purposes.



2: Ground rod not properly driven

▲Code/Safety Concerns

The grounding electrode is not properly installed. Several inches of the rod is exposed above ground. It is generally recognized that a ground rod should be driven so that the full 8' length is in contact with the earth (flush or below). The rod may not provide the intended protection as a result.

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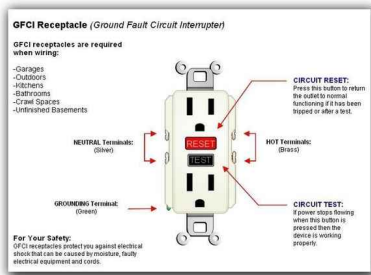
B. Branch Circuits, Connected Devices, and Fixtures

Comments:

This inspection covers electrical receptacles, switches and fixtures.

A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. Current code requires that there be Ground Fault Circuit Interrupt Protection at all kitchen outlets above counter tops and on islands, garage outlets, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source.

For more information concerning Ground Fault Protection [click here](#).



Wire Types: copper

Type of electrical system: 3 wire grounded

Smoke Alarms Present: Yes

Carbon Monoxide Alarm: Not Applicable

No deficiencies observed at this time:

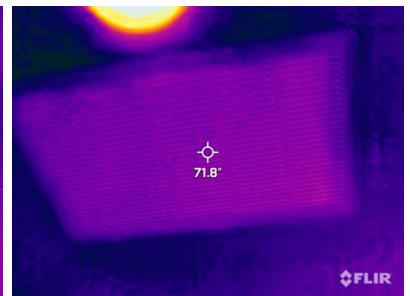
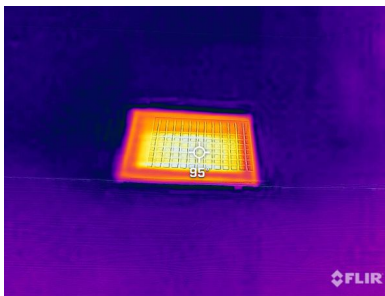
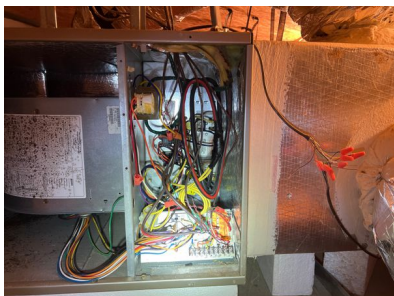
III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

This inspection covers the gas and electric heating systems.

Photos - Furnace Uncovered and Supply & Return Thermal Images:



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I	NI	NP	D
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Note - Potential Hidden Damage:

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

Mechanical Equipment Locations: attic

Heating Types: Central

Heating Energy Sources: Heat pump assisted by an electric furnace

Gas valve: Not Applicable

Number of units: 1

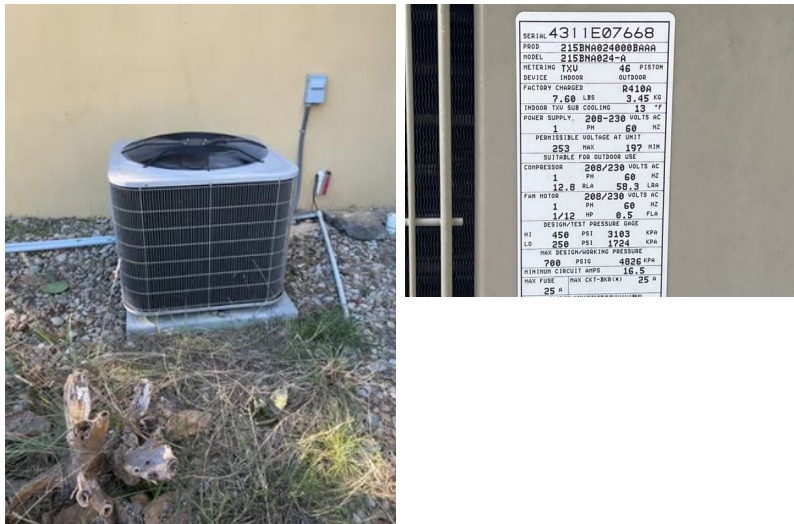
The heating equipment appeared to operate as intended at the time of the inspection.:

B. Cooling Equipment

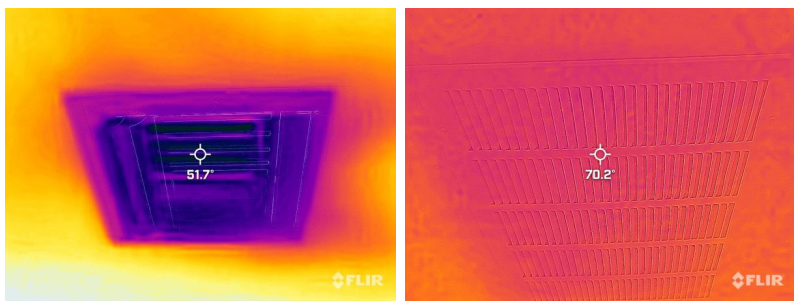
Comments:

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

Photos - Manufacturer's Tag and Operational Video:



Photos - Temperature Differential Supply & Return Thermal Images: house, 19



Cooling Types: Central - Air Conditioner

Size in tons: 2

Year manufactured: 2011

Seer Rating of at least: 14-16

Refrigerant used: R410A

Testing method:

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

I	NI	NP	D
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The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

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

Recommended maintenance :

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

Location of condensate drain lines: into plumbing vent -

If the condensate drain line could not be located this may indicate the drain line is not properly terminated. Locating the drain line is advised.

The cooling system appeared to be operating as intended at the time of the inspection.:

C. Duct System, Chases, and Vents

Comments:

This inspection covers the condition of the visible ducts, vents, fans and filters. Supply air is checked with thermal cameras at various registers for temperature consistency.

Photos - Thermal Images Taken During Operation:

Type of Ducts: Flexible



Filter Locations: At the air handling equipment

HVAC Filter Sizes: 16x25

HVAC Filter Width: 4 inch

Filter Condition: Needs Replacement

1: Dirty/missing air filter

Maintenance/Recommendation

The air filter is dirty/missing. Replacement is recommended.



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

I NI NP D

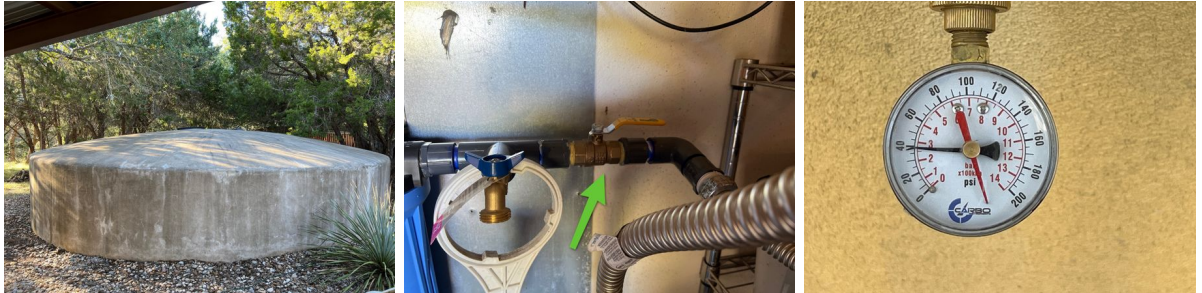
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

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

Photos - Water Meter, Homeowner Shutoff Valve, and/or Static Water Pressure:



Secondary shutoff

Location of water meter: No Meter, Rain water collection system, Private well

Note - Potential Hidden Damage:

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

Location of homeowner water shutoff valve: Near water cistern

Type of Water supply pipes: PEX, PVC

Static water pressure readings: 40-45 -

The static water pressure should be between 40 and 80 PSI for the best performance.

1: Homeowner shut off/watermeter buried

➔ **Further Evaluation Required**

The homeowner shut off/water meter is buried in the valve box. Recommend cleaning out the valve box for ease of access.



B. Drains, Wastes, & Vents

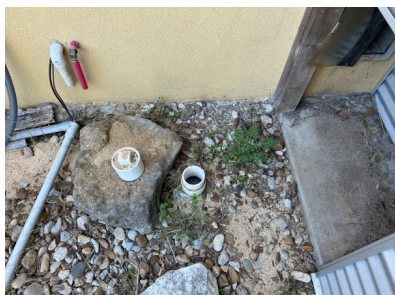
Comments:

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

Photos - Drain cleanout location/observation:

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

I	NI	NP	D
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Location of cleanouts: North, Front, Near the foundation

Type of drain pipes: PVC

Overflow drains and drain load test: Yes -

Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level. **Note: upper-level tub overflow drains are not tested due to the risk of damage to private property.**



Laundry drain tested: no

Functioning as intended:

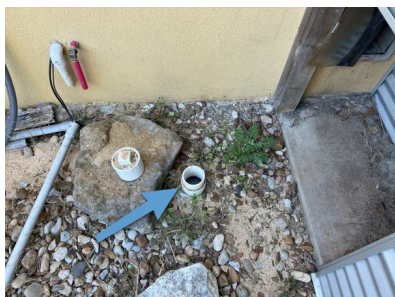
The main drain laterals appear to be functioning as intended at the time of the inspection.

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

1: Missing/Damaged cleanout cap

[Maintenance/Recommendation](#)

There is a missing/damaged cleanout cap. The cap should be replaced to help keep debris out of the waste lines and to help prevent sewer gases from escaping from the drain cleanouts.



2: Missing stopper

[Maintenance/Recommendation](#)

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

I	NI	NP	D
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The drain stopper is missing or non-functional at one or more sinks or tubs. Repair and/or replace as necessary.



3: Stopper did not function

🚫 Further Evaluation Required

One or more drain stoppers did not function properly. Further evaluation and repair is advised.



4: Sewer Camera - Belly in Pipe

🚫 Further Evaluation Required

There appears to be a belly in the drain line. A belly in the pipe means there is a low spot holding water. Bellies can accumulate debris and cause clogging of the pipes due to poor drainage.



C. Water Heating Equipment

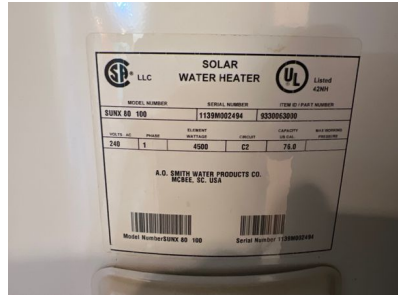
Comments:

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

Photos - Water Heater ID tag and Thermal Temperature Images:

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

I	NI	NP	D
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Water Heater Locations: hallway closet

Water Heating Energy Sources: Electric

Water Heater Capacity (Gallons): 75

Numbers of units: 1

Years: 2011

Life Expectancy of water heater:

10 to 15 years

TPR test: Not Operated

Safety pan and drain: Yes

Gas Shut Off Valve: Not applicable

Gas appliance connector: Not applicable

Type of Visible Vent Pipe: Not applicable

Garage Unit Physically Protected: Not applicable

18 Inch Floor Clearance: Not applicable

Water temperature test range: Below 120 degrees -

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

No Deficiencies Observed:

The water heating equipment appeared to operate as intended at the time of the inspection.

D. Hydro-Massage Therapy Equipment

Comments: Not present:

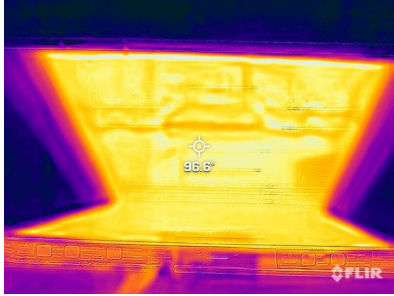
V. APPLIANCES

A. Dishwashers

Comments:

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

Photo - Dishwasher Thermal Image:



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I	NI	NP	D
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Note - Potential Hidden Damage:

If deteriorated or missing caulk/grout at wall and roof penetrations and/or evidence of previous or current leaks are notated as deficient within appliance components, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Back Flow Prevention: Sanitary Loop

The dishwasher appeared to operate as intended when tested.:

-
-
-
-

B. Food Waste Disposers

Comments: Not present:

-
-
-
-

C. Range Hood and Exhaust Systems

Comments:

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

Photo - Exhaust Termination:

Range Exhaust: vents to the exterior



1: Range hood Inoperable

🚫 **Further Evaluation Required**

The fan was inoperable. Recommend a qualified contractor for repair.



2: Range hood light did not activate

🔧 **Maintenance/Recommendation**

The range hood exhaust light did not activate when tested. Repair or replace as needed.

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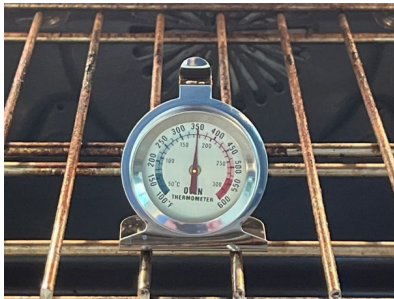


D. Ranges, Cooktops, and Ovens

Comments:

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

Photos - Cooktop and oven operation:



Type of cook top: Electric induction

Gas shut-off valve: Not Applicable

Type of oven: Electric

The oven was tested at 350: The oven tested at 325-350 degrees -

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

Anti-tip device: Not applicable

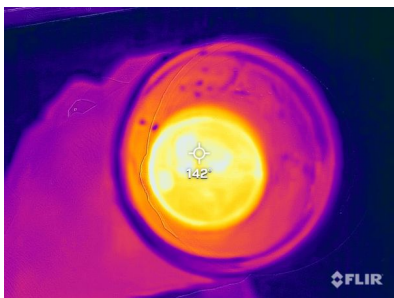
The oven and cook top appeared to operate as intended at the time of the inspection.:

E. Microwave Ovens

Comments:

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

Photo - Microwave Operation:



1: Rust in microwave

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

I	NI	NP	D
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Maintenance/Recommendation

Rust was observed in the back of the microwave. The cavity of the microwave oven is outfitted with metal and covered by a paint. The metal bounces the microwaves inside the oven to heat the food. Rusted parts on the interior will still bounce the waves, but the longer the rust has a presence, the more it can grow. Once the paint inside the oven cavity begins to chip, oxygen bonds with the metal to form rust. Once rust forms, it weakens the metal and breaks it down. This can lead to microwaves leaking from the cabinet. Rust at the door seal is the most vulnerable place for leaks to occur. The surface can be repaired with proper preparation and specialized enamel paint. Further evaluation and/or repair if needed.



G. Garage Door Operators

Comments: Not present:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

Exhaust Fans: vents to the exterior



H. Dryer Exhaust Systems

Comments:

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

Photo - Vent Termination:



Dryer Vents: : Through Side Wall

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

I	NI	NP	D
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No deficiencies observed:

VI. OPTIONAL SYSTEMS

E. Private Sewage Disposal (Septic) Systems

Comments:

The inspection of the septic system will cover the observed condition of the accessible or visible components of the system at the time of the inspection. The inspector will uncover tanks with accessible lids. The inspector will not excavate or uncover the buried components. The inspector will charge the system to determine operational efficiency. Check operation of alarms and pumps, if present. He/she will not determine the type of construction used unless readily known without excavation or destructive examination.

Click the Link for information concerning [On Site Sewer Facility Maintenance](#).

Photos - Panel, Tanks, Drain Field:



Type of System: Conventional Septic Tank (Anaerobic)

Location of Drain Field: North

Drainage Field - Proximity to any known Wells or Underground Water Supply: More than 100 feet

Tanks - Proximity to any known Wells or Underground Water Supply: More than 100 feet

General Information:

When was the system installed?: 2011

Number of residents?: Unknown

If vacant, for how long?: Not Applicable

Number of bedrooms in the dwelling?: 3

Has there ever been a backup?: No

Has the system been inspected or repaired recently?: Unknown

Is there a service contract for the system?: No

When was the treatment tank last pumped?: 2018

System Information:

How many tanks does the system have?: 1

Additional Components: Lateral Lines

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I	NI	NP	D
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Gray-water runoff or drainage system?: None

Tank Evaluation:

Able to locate, access, and open the septic tank covers?: Yes

If at grade, are the covers properly secured?: No

Can surface water infiltrate the system?: No

Any indications of previous failure?: No

Operation Test:

Were the tanks pumped as a part of the inspection?: Yes

Were cracks observed in the primary treatment tank?: No

Ground water infiltration or deterioration?: No

Condition of inlet/outlet baffles?: Acceptable



Does the system contain a dosing or pump tank, ejector, or grinder pump?: No

Excessive moisture, odor, and/or effluent present?: No

Type of distribution?: Gravity

Lush vegetation present?: No

Seepage or ponding water visible on the drain field?: No

Even distribution of effluent in the field?: Yes

How to Care for Your Conventional Septic System:

How to Care for Your Septic System

By James Carey and Morris Carey from Home Maintenance For Dummies, 2nd Edition

If you live in a rural area or have vacation property in the middle of nowhere, you're no doubt familiar with the form and function of a septic system. In brief, a septic system is your very own onsite sewage treatment facility. It's used primarily where access to a municipal sewer system is neither available nor economically practical. A septic system is out of sight and is odorless (when properly maintained).

A septic system is reasonably maintenance-free. A well-constructed, properly maintained tank could last indefinitely. However, the leach field (the underground area where all of the sewage drainpipes are located) will most likely require some treatment or perhaps replacement after about 15 to 20 years of service.

Following a few simple rules like not using too much water and not depositing materials in the septic tank that bacteria can't decompose should help to make a septic system trouble-free for many years. But don't forget that the septic tank does need to be cleaned out when too many solids build up.

Be mindful about what you and your family put into your septic system. It doesn't take much to upset the delicate biological balance within the tank. You can extend the life of a septic system by watching everything that's introduced to the system.

Keep in mind the following recommendations:

Too much water can upset the delicate biological balance within the tank, thus defeating its ability to work wonders. Moreover, discharging more water into the system than it can handle can cause it to back up not a desirable occurrence.

Don't use excessive amounts of any household chemicals. You can use normal amounts of household detergents, bleaches, drain cleaners, and other household chemicals without stopping the bacterial action in the septic tank. But, for example, don't dump cleaning water for latex paintbrushes and cans into the house sewer.

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I	NI	NP	D
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Don't deposit coffee grounds, cooking fats, wet-strength towels (paper towels that don't dissolve easily, like the heavy-duty kind), disposable diapers, facial tissues, cigarette butts, and other non-decomposable materials into the house sewer. These materials won't decompose, will fill the septic tank and will plug the system.

Use a high-quality toilet tissue that breaks up easily when wet. One way to find out if your toilet paper fits this description is to put a handful of toilet tissue in a fruit jar half-full of water. Shake the jar, and if the tissue breaks up easily, the product is suitable for the septic tank.

Avoid dumping grease down the drain. It may plug sewer pipes or build up in the septic tank and plug the inlet. Keep a separate container for waste grease and throw it out with the garbage.

According to the Environmental Protection Agency, because of the presence of significant numbers and types of bacteria, enzymes, yeasts, and other fungi and microorganisms in typical residential and commercial waste waters, the use of septic-system additives containing these or any other ingredients is not recommended.

You need to have your septic tank pumped and cleaned by a professional every one to three years. A septic tank in a northern climate will need to have the solids removed more often than a tank farther south. (This geographic variance is primarily because cooler temperatures inhibit bacterial action and provide less decomposition of the sewage solids.) How often you need to have your septic tank pumped also depends on the size of the tank, the volume of wastewater, and how many solids go into it. Constant foul odor, slow drains, and drains that back up are all telltale signs that your septic tank needs pumping. When in doubt, call in a septic pro.

1: Missing fasteners in the riser cover

➔Further Evaluation Required

Fastener are missing in the septic riser covers. This may allow unauthorized access to the septic tanks. All screw openings and the safety screw should have stainless steel fasteners installed.

