

Mid 1950's home with crawl space



April 2016

Elite Inspection Group

P.O. Box 2205

Frisco, TX 75034

469-818-5500

Property Inspection Report

Prepared For: New home buyer

Concerning: Mid 1950's home with crawl space

By: Mike Kemper –TREC #20504 – 214-208-1122

Date: April 2016

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, and 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 REPORT IS NOT A SAFETY/CODE INSPECTION**, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. **THE INSPECTION MAY NOT REVEAL ALL DEFICIENCIES. A REAL ESTATE INSPECTION HELPS TO REDUCE SOME OF THE RISK INVOLVED IN PURCHASING A HOME, BUT IT CANNOT ELIMINATE THESE RISKS, NOR CAN THE INSPECTION ANTICIPATE FUTURE EVENTS OR CHANGES IN PERFORMANCE DUE TO CHANGES IN USE OR OCCUPANCY.** It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property.

It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: 12:00 Time Out: 4:15 Property was: Occupied Vacant

Building Orientation (For The Purpose Of This Report, the Front Faces): East

Weather conditions During Inspection: Sunny Raining Cloudy Snow/Ice Temp: 86°

Parties present at inspection: Client Buyer's Realtor Builder HVAC Tech Seller

THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMES ABOVE

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, cocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause of source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;

Report Identification: Mid 1950's home with crawl space

- (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance
- (N) turn on decommissioned equipment, systems, or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTON REPORT OR RELYING UPON IT IN ANAY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION AND GENERAL LIMITAITONS INCLUDED IN THIS INSPECTION REPORT

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regrading or findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies, or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies, or damages not represented with digital imaging.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s)

Post-Tension Slab on Grade Pier and Beam Bois d'arc

I recommend further evaluation of the foundation by a licensed professional engineer or foundation company

There are cracks (corner pops) on one or more corners. I recommend repairing the corner to properly support the brick/stone work



Framing or frieze board separations observed



Binding, out-of-square, non-latching doors

Sloping floors

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- Window, wall, floor, or ceiling cracks or separations



- Rotating, buckling, cracking, or deflecting masonry cladding



- Missing nut on anchor bolt in garage



Crawl Space Inspected from:

- Opening under home had limited visibility had full visibility

- Not accessible under laundry room area

- Crawl space does not appear to be adequately ventilated – Crawl space is too wet

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Covers should be removed for proper ventilation



1 sq.ft. of ventilation is required for every 150 sq.ft. of crawl space

Vent opens should be located within 3' of each corner



Damaged/blocked ventilation screens observed

Crawl space contains too much moisture

Crawl space does not have adequate drainage

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. (*Unless otherwise noted*) Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation.

The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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B. Grading and Drainage

Grading should be improved to promote water drainage away from the foundation ~ Several locations



Cracks observed to driveway

Water ponding observed – Grading should be improved ~ Several locations



C. Roof Covering Materials

Type of Roof Covering: Composition Metal Tile

Viewed From: Roof Ladder Ground with binocular

Roof Condition: New Good Average Aged

I recommend further evaluation by roofing contractor

Evidence of previous repairs to the roof covering material, to flashing details, skylights, and other roof penetrations

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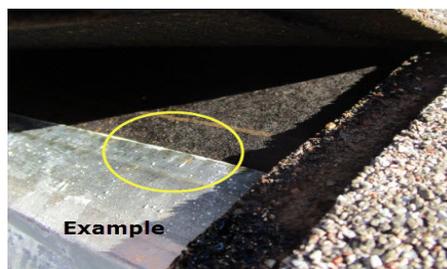
Roof covering materials

- Torn or missing shingles observed
- Damaged shingles observed
- Several areas of granular loss observed
- Evidence of wind lift
- Lifted shingles observed
- Hail damage observed
- Shingles do not over hang the drip edge



There are nail heads or staples exposed (missing sealant) on some of the flashing, roof vents and in the cap shingles. Recommend sealing to prevent water penetration

Underlayment installed under drip flashing, should be on top of flashing



Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be function as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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D. Roof Structures & Attics

Attic viewed from: Attic Attic access opening No access

Attic not accessible, too low

Evidence of vermin observed in attic

Approximate Average Depth of Insulation:

0-3 inches 10 inches 15 inches 20 inches

(Note) Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve an R 30 rating)

Attic Ventilation

Wind turbine(s) – Both do not rotate

Gable vents

Evidence of water penetration, water stains observed

Possible old asbestos vent pipe – if removed, must be disposed of properly

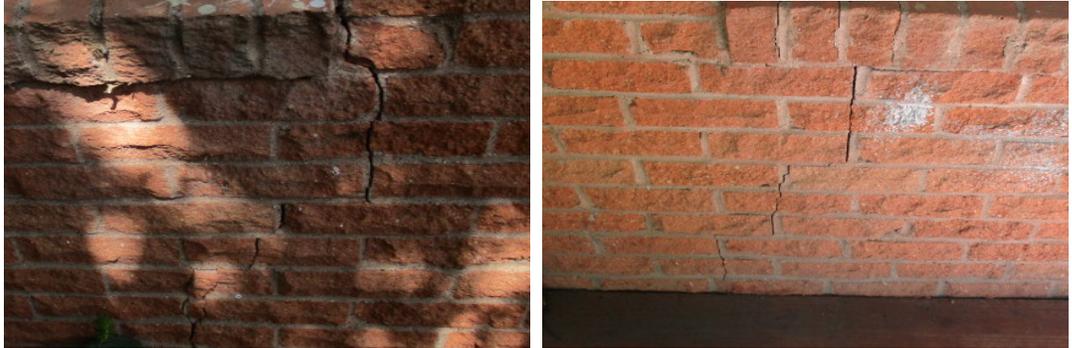


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E. Walls (Interior and Exterior)

Visible cracks in brick and mortar observed



Missing Caulk observed. Exterior home should be re-caulked to prevent water penetration

Evidence of water penetration



Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary



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Water resistant materials and coatings

Chipped/peeling paint observed. Recommend repainting to prevent water penetration at siding/trim boards and soffits – Several locations



Interior walls & surfaces

Visible cracks observed – Several locations

Holes/damaged walls observed



Evidence of water penetration – garage walls

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- Lack of fire separation between the garage and the residence and its attic space
- Holes/missing drywall observed in common wall at garage



- The lack of functional emergency escapes and rescue openings in all sleeping rooms ~ All bedrooms – 5.7sq.ft of open window required

F. Ceilings and Floors

- Deficiencies in ceiling
 - Nail pops observed in ceiling – Several locations
 - Visible cracks observed – Several locations
 - Holes in ceiling observed
~ Pantry



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~ Missing attic door, holes in garage ceiling observed – Ceiling should be repaired for proper fire-blocking



Evidence of water penetration, water stains observed
~ Garage

Deficiencies in flooring

Missing/cracked grout observed. Repair/replace as necessary
~ Laundry room, patio door

Evidence of water damage observed at: living and dining room



Wood floors squeak when walked upon

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G. Doors (Interior and Exterior)

- Deficiencies in the condition and operation of exterior doors
 - Door out of square and drags/binds on the frame – Front door
 - Damaged/missing weather stripping observed at:
 - Front door
 - Patio door

- Deficiencies in the condition and operation of interior doors
 - Doors out of square and drag on the frame ~ Several locations
 - Doors do not latch when closed – Livingroom to hallway

 - Doors drag on the carpet/floor – SW bedroom, laundry room
 - Missing, damaged, ineffective door stops observed – Several locations

- Deficiencies in the condition and operation of door locks and latches
 - Door hinges missing screws – Several locations
 - Door knob(s) do not operate smoothly – Entry coat closet

 - Loose door knobs observed – Several locations
 - Door hinges loose - hallway closet

 - Missing lower guides at closet doors/off track - Several locations



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The lack of a solid wood door not less than 1-3/8 inches in thickness, a solid or honeycomb core steel door not less than 1-3/8 inches thick, or a 20 minute fire-rated door between the residence and an attached garage

Deficiencies in the condition and operation of garage overhead door

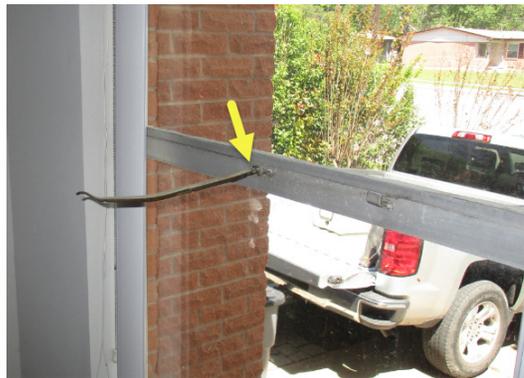
Dented/damaged panel observed

H. Windows

Deficiencies in:

Glazing (broken, cracked windows) observed: Front bedroom

Several windows throughout the home do not open



Missing hardware at windows throughout the home



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration

Missing window screens observed

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I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Notice: Structural load capabilities of porches, decks, and balconies was not inspected

Deficiencies in decks

Wood to ground contact observed

Uneven/cracked decking observed



Missing joist hangers at patio structure



L. Other

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

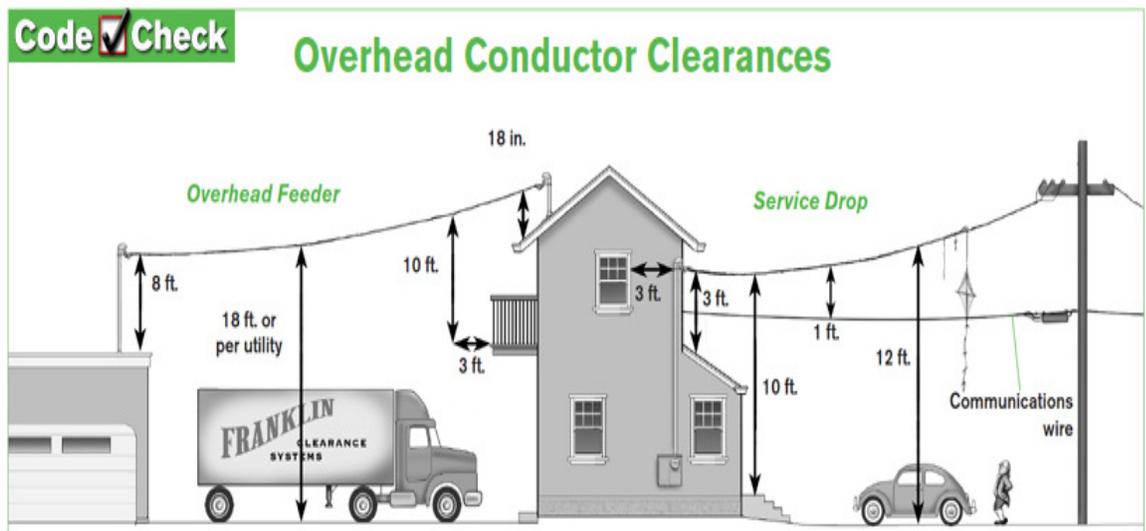
Main disconnect rating Amps 200 150 125 100 Unknown

Electrical panel location Garage Closet Outside

Service entrance wire type: Copper Aluminum Unknown

I recommend further evaluation by licensed electrician

Overhead conductor clearances – Wires over yard are too low



Weather head is now required to be installed over the roof line



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- ☒ Missing protective grommet at wire entrance to panel box



- ☒ Absence of:

- ☒ Anti-oxidants on aluminum conductor terminations



- ☒ Improper fasteners – Screws should have a flat tip, not pointed



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Note: Electrical supply to the washer dryer is not inspected in a TREC inspection.

Note: Arc-fault circuit interrupter devices not tested when home is occupied. Arc-fault circuit interrupters are now required in all habitable rooms of the home by today's standard

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper Aluminum Unknown

Branch circuit wiring: Grounded 3 wire Ungrounded 2 wire

Manually tested the installed and accessible smoke and carbon monoxide alarms.

I recommend further evaluation by licensed electrician

GFCI protection missing at:

Garage receptacles

Missing or damaged receptacle, switch or junction box covers



Several receptacles have open gap between wall and cover – Laundry

Deficiencies in:

Receptacles

Not secured in place, loose on the wall – receptacle marked with letter “L” to identify

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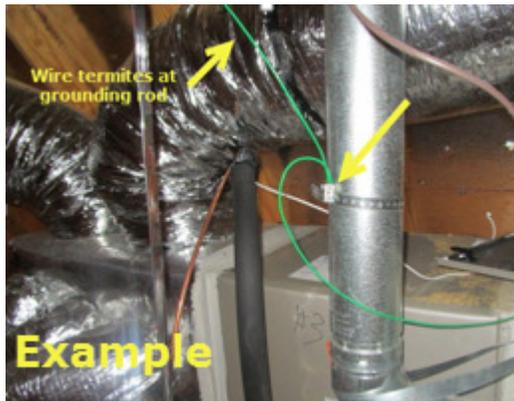
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No power present - receptacle marked with letter "X" to identify - Bathroom

Open ground - receptacle marked with letter "O" to identify

Not able to determine the function of all switches. – Switches marked with "?" to identify

Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding - See page 2



Exposed wiring, wiring termination and junction boxes
~ Several locations



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Deficiencies in lighting devices

Several bulbs on fixtures did not engage, replace bulbs and retry

Missing protective globe around bulbs at fixtures – hall closet

Several bulbs missing at fixtures

Deficiencies in ceiling fans

Fan(s) out of balance – all but the breakfast area

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke detectors are not checked when a security system is in place.

Note: Electrical outlets are randomly sampled during inspection and should you have any concerns over the wiring you should consult with a licensed electrician.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System Forced Air Heat pump

Number of units: 1 2 3 4

Energy Source: Electric Natural gas Propane

In gas units branch line is: Iron/Flex Copper

Heater did not operate

Evidence of vermin observed in heater closet

I recommend the unit be serviced and evaluated by licensed HVAC technician

Improper conditioned, combustion, and dilution air and locations
~ No combustion air present at top and bottom of heater closet

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- Improper gas connector materials and connections
~ Gas line should be a rigid pipe where entering heating cabinet, not flexible gas line



- The vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances

- Need 1" clearance from vent pipe to combustible materials
~ Heater closet



- Organic growth observed on heater cabinet – recommend further evaluation



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Missing collar at heater vent



Vent pipe should be vertically aligned



B. Cooling Equipment (other than evaporative coolers)

Type of System: Central air conditioner

Number of units: 1 2 3 4

Average Temperature drop (Delta -T):
Normal range is 15°-20°

Downstairs Delta-T – 15.3

I recommend the unit be serviced and evaluated by licensed HVAC technician

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Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. **The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component**

- Primary drain line runs “uphill” - water cannot drain upward



- Condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces

- Condensing unit is dirty, recommend cleaning for maximum air flow

- Suction line missing insulation – Front of the house crawl space



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C. Duct System, Chases and Vents

I recommend the ducting be evaluated by licensed HVAC technician

Missing screw to secure filter door



Missing or cracked tape/mastic observed at the air handler. Recommend resealing mastic/tape to prevent heat/air from blowing into closet ~ Several locations



Deficiencies in:

Grills or registers

Loose grills on the wall – Several locations



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Dirty return air grill(s) observed



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Note: All interior plumbing fixtures are operated for 2-5 minutes during inspection

Location of water meter: Front curb Rear alley

Location of homeowner's main water supply shutoff valve:

Flower bed Front curb back yard not located

I recommend further evaluation by a licensed plumber

Static water pressure is: 60 psi

Normal pressure: 40-80 psi

Type of Supply Lines:

Copper Pex Galvanized Iron PVC/CPVC

Hose bibs

Missing anti-siphon device – This device prevents “dirty” hose water being drawn back into the fresh water system ~ Both bibs



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Hose bib leaks at valve stem when in use. The valve stem can be "re-packed" to prevent leaking. ~ Both bibs



Missing insulation at hose bib riser. Recommend insulating line to prevent freezing ~ Both bibs

Broken/damaged/missing handle observed ~Front yard

Deficiencies in:

The condition of the gas distribution system

Shut-valve should be hand operated, not requiring tools
~ Heater, water heater



Mechanical drain stop does not operate at bathroom vanity

Fixtures, showers, tubs, and enclosures

Low water pressure observed at: Bath tub, hot and cold

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

I	NI	NP	D
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Water stains and/or damage observed under sinks – Kitchen sink has damage to lower cabinet

Fixtures not securely mounted at:

Bath tub

Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration

All tubs/shower

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and /or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any efficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. ***The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component***

B. Drains, Wastes, and Vents

Type of waste lines:

PVC Iron Tile

~ I recommend further evaluation by licensed plumber



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Leaks observed at: Under bathroom/shower drains

Cast iron drain lines present. Due to the age of the cast iron, I recommend further evaluation by licensed plumber

No vent stack visible for: Clothes washer drain line

This inspection does not include a clothes washer drain inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and only good for the date and time of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item or component**

C. Water Heating Equipment

Energy Source: Natural gas Electric Propane

Number of units: 1 2 3

29 gal 40 gal 50 gal 74.9 gal Tankless

Branch Line:

Iron/Flex Copper

Type of Observable Vent Pipe:

Double Wall Direct vent Cement/Asbestos PVC

I recommend further evaluation by a licensed plumber

Inoperative unit(s)

~ Unit not lit at time of inspection

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Leak at drain line



Leaking and corroded fittings



Damage/dents observed at tank

Safety pan as several holes



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A temperature and pressure relief valve that:

Valve not forced open at time of inspection. Forcing valve open can cause valve to leak because of sediment and corrosion build up in tank.

Lacks proper termination:

Termination not located

Missing cap on vent pipe



Fire blocking not secure at ceiling



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Vent pipe not connected in attic –exhausting carbon monoxide into attic space



D. Hydro-Massage Therapy Equipment

E. Other

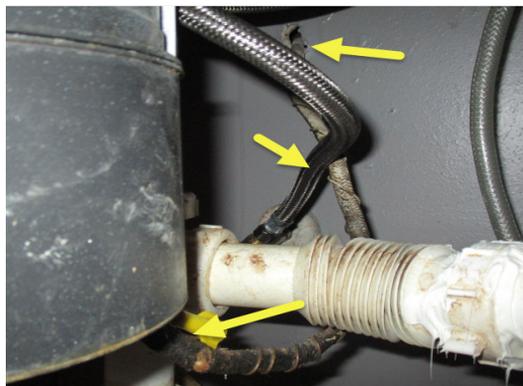
V. APPLIANCES

A. Dishwasher

Upper rack spray arm does not rotate without hitting the rack

B. Food Waste Disposers

- Unit produces an unusual noise
- The vibration level is too high
- Wiring spliced together, cord should not pass through the wall. There should be a receptacle to plug disposer in.



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C. Range Hood and Exhaust Systems

D. Ranges, Cooktops, and Ovens

Type of Range or Cooktop Electric Gas

Type of Oven(s): Electric Gas

Temperature when set at 350°

Single oven – 349°

Temperature is within 0 +/- 25° Yes No

Oven light did not engage, replace bulb and retry

Absence of an anti-tip device

E. Microwave Oven

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operator(s)

H. Dryer Exhaust Systems

Damper blocked by lint, should be cleaned

Dryer vent not securely mounted to wall

Missing dryer hose attachment



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I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

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

C. Outbuildings

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

E. Private Sewage Disposal (Septic) System

F. Other

IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the condition of those items at the time of inspection. This Inspection Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection. Operable means that the item is observed to serve the purpose for which it is ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. No representation or comment is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made. No representation is made concerning any other condition or the future performance of any item. No representation is made as to items not specifically commented upon. All warranties, expressed or implied, not specifically stated herein are excluded and disclaimed. If a comment is made concerning the condition of any item, the Buyer is urged to contact a qualified specialist to make further inspections or evaluations of that item. Buyer must notify Elite Inspection Group LLC in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaints are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to Elite Inspection Group LLC for all legal fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your personal attorney of choice. If a dispute arises out of or relative to the independent inspector's performance and, if said dispute cannot be settled between the parties to this inspection by state standards, the parties hereto agree to settle the dispute through binding arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I fully and completely understand that this inspection is not a warranty or a guarantee. This inspection is essentially visual, it is not exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on the date of inspection.

INSPECTOR

Mike Kemper – TREC # 20504

Report Identification: Mid 1950's home with crawl space

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