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Allied Home Inspections

Partnering you with safety and value

EASILY FIND ITEMS WITH COLOR CODES: yellow (deficiencies), red (hazards to life and limb), green (maintenance tips)
Report lengths: newer homes that have had regular maintenance-approximately 35-40 pages
Older homes and homes that lack maintenance-greater than 40 pages



Report Identification: Sample Inspection

Address: 1234 Drive San Antonio, TX 78258

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N	NP	D	Inspection Item
I	I			



PROPERTY INSPECTION REPORT FORM

Sample Inspection Report

02/02/2050

Name of Client

Date of Inspection

1234 Drive San Antonio, TX 78258

Address of Inspected Property

Damon Franklin

25733

Name of Inspector

TREC License #

N/A

N/A

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

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Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Conditions

- Style: 1 story
- Start Time: AM
- Building Status: Occupied
- Weather Conditions: Fair Ambient Temp_100 ___ °F
- Rain within last (3) days: No
- Detached Structures: No
- Septic Cleanout location: Front
- Present at Inspection: Buyer Buyers Agent
- Utilities present: Electricity Water Gas

- Mold/mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**
- Throughout this report the term "right", "left", "front", and "back" are used to describe the location of an item as viewed facing the front door of the home from the outside.**

Notice: UNLESS OTHERWISE NEGOTIATED, PER TREC SOP: STRUCTURES DETACHED FROM MAIN DWELLING WERE NOT INSPECTED.

Special Notes:

Inaccessible or Obstructed Areas (not a complete list)

- Floors Covered
- Attic Space Limited – Viewed from Accessible Areas
- Walls/Ceilings Covered or Freshly Painted
- Plumbing Areas – Only Visible Plumbing Inspected
- Soffit / eve area not observable
- Electrical limited – Only Visible Electrical Inspected
- Behind/Under Furniture or Stored items

Pursuant to this Inspection Report, all pages and attachments should be read and considered. This report may not be complete without attachments. Pages two and three and the last two pages are Texas Real Estate Commission Forms outlining Texas Inspection Purpose, Standards, limitations, Responsibilities, Deficiencies, and Protections. Comments may be provided by the inspector whether an item was deemed deficient. If an item is present in/on the property and part of TREC SOP but is not inspected or two boxes are checked for the item, TREC requires that an explanation of reasoning be provided.

We were not aware whether this house had ever flooded. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. Refer to the Seller’s Disclosure. A Comprehensive Loss Underwriting Exchange or (CLUE) report may offer additional information. We recommend that you check with your realtor® for more information.

This Inspector does not reset electrical breaker devices, perform trip-tests, or operate and/or test service or emergency equipment to include liquid/gas shutoff valves or electrical disconnect devices . Operation of these devices may uncover latent issues resulting in minor to catastrophic damage or injury and therefore, best left to qualified and equipped specialists. Allied Home Inspections defers operation and tests of said devices to licensed professionals.

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Structural Evaluation Criteria

Foundations: “smaller cracks (less than 1/8” wide) are often the result of concrete shrinking. [...] Shrinkage cracks are usually cosmetic. Larger Cracks (more than 1/4” wide), especially cracks with vertical displacement [...]. These cracks may indicate more serious issues.” Pg. 196 Masonry cracks larger than 1/4”, especially when cracks are wider at one end. Pg.186

Footing: There is no set standard for reportable footing cracks. Instead, a guideline is given, “cracks exceeding 1/4- inch in width or with 1/4-inch vertical displacement should be considered for evaluation and repair.” Pg. 180

Walls: Interior, “Cosmetic cracks are usually thin and often occur along seams, especially seams at wall and ceiling corners.” Cracks that occur at the corners of doors and windows may also be caused by [...] framing movement; however, cracks at these locations in combination with other defects, such as door and window operation problems, visible unevenness in floors, walls, ceilings, or openings that are out of square may indicate more serious problems, such as foundation settlement. Cracks that run through material such as drywall, not just along seams,[...] wide Cracks (more than about ¼ inch) and cracks that increase in width often indicate more serious problems.” Pg. 329 Exterior, “Cracks run through brick and stone (often more serious than cracks in mortar).” Pg.39 Cracks and bulges in stucco.

Source: [BARKER, BRUCE A. NHIE STRUCTURAL SYSTEMS & BUSINESS, Home Inspection Manuel Volume 2; Publishers Cataloging-in-Publication Data, Copyright 2019]

Definitions

Unit: stand-alone system or part; mechanical system or part(s) working in tandem for operation. May be interchanged with **Item**.

Item: Non-specific reference to a system, part of a system, component, or part.

Resulting Latent Damage: Observed deficiencies which, with further investigation and/or dismantling, have a likelihood to **conceal** further damage that is not visible. Resulting latent damage comments add value and clarity for the client and the inspector. Clients should have qualified and or licensed professionals evaluate deficiencies of water, moisture, liquid penetration for resulting latent damage since Inspection scope was limited by disassembly to observe, concealment, and time.

Conceal/Concealment/Accessible: Condition that limits or completely obstructs access and/or observability of a system, component, part, etc. Concealment is affected by TREC’s SOP as disassembly-to-observe is restricted to 4 screws for **normal maintenance items** only. Disassembly to observe is limited. See Accessible in TREC SOP Definitions section 535.227 (b).

Normal Maintenance Items: Part or whole of a system or component that requires periodic maintenance but does not require expertise. (Examples: HVAC air filters and smoke detectors)

Functioning: The Texas Real Estate Commission’s Standards of Practice (Rule §535.227) defined as, “performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component, or member.”

Performance: “Achievement of an operation, function, or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.”

Per Texas Real Estate Commission’s Standards of Practice, sections marked as deficient were inspected and deficiencies listed.

NOTICE: THIS REPORT IS PAID AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): **Slab**

Comments: Dwelling foundations provide support and serve as a buffer between the earth and structure. Some factors that cause cracks and movement include thermal stress, improper foundation bed preparation, loading of the structure, moisture content changes in framing lumber or soil, improper shedding of water away from foundation, ground water, construction errors, and plumbing leaks. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement; therefore, positively determining the cause(s) may not be possible.

Suggested Foundation Maintenance & Care— Maintaining proper drainage and moisture is important to all types of foundations due to the expansive nature of area load bearing soils. Drainage must be directed away from all sides of the foundation with graded slopes. Best practice(s) to retain home **SAFETY & VALUE.**

Note: An opinion on the foundation performance at the time of inspection does not warrant against future settlement or movement. Future performance or stability of this foundation based on a single observation is not possible since floor coverings such as carpet, tile, wood flooring, vegetation, exterior porches, and decks often prevent Direct Observation (concealed).

Methodology: We relied on inspection evidence of movement symptoms and resulting damage to determine the condition and performance of your foundation. Since Direct Observation of the entire foundation and knowledge of the bed preparation was limited, this inspector evaluated the foundation based on visible evidence for distress phenomena observed on the foundation perimeter, walls, ceilings, and door frames. Inspection Evidence involves cracks and buckling; frieze/trim movement; and door/window fitment with test for binding. **No technical evaluation of the foundation's elevation or slope was performed or used in this Inspection Report.** We are unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movement.

OBSERVATIONS:

1. Separation of initially tight joints
2. Separation of rafters from ridge board(s)
3. Separations between trim and siding or masonry

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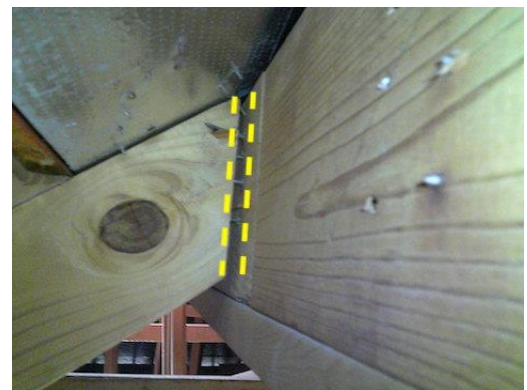
1&4



1&4



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2

Written Opinion:

In this inspector's opinion the foundation appeared to support the structure without an immediate need of remediation at the time of this inspection; however, there are indications of some previous and/or ongoing settling/movement listed above. If the settlement/movement is a concern, consider performing a structural investigation to determine if the settling/movement warrants remediation by a structural engineer. In this inspector's opinion, the settlement does not appear to have caused foundation failure or significant structural concerns on the day of the inspection. Continued settling could result in future structural issues, therefore, consider improving all items that contribute to settling (grading, drainage, erosion). Cracks in the drywall, exterior wall cladding, and parging should be monitored for changes.

Note: Adverse Factors affect structure stability and can cause differential movements to occur. Because the inspector's opinion on the foundation was based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection, future performance of the structure cannot be predicted or warranted. This report is not meant to be used for **HOME WARRANTY OR INSURANCE UNDERWRITING PURPOSES**. Insurance companies arbitrate what will be insured. Consider inquiring with Insurance Companies to assure that the home and the systems insured meet their underwriting requirements prior to closing.

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Note: In most cases, Indirect Observations prevent recognition of signs of settlement/cracking in all but the most severe cases. It is important to note that this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection; these are specialized processes requiring excavation. If structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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B. Grading and Drainage

Comments: Consider the benefit of rain gutters added to all horizontal eaves at the end of a roof slope and 5' long splash guards to move rain run-off away from the foundation. Also, clear plants and trees near foundations as heavy or large foliage can cause moisture and upheaval issues. Best practices for retaining home value! Soil conditions, ground water, and construction errors also affect foundations but are usually difficult to identify and costly to fix.

Note: It is not possible to determine if all lots/yards drain adequately without the use of special equipment or being present during a rainstorm and not within the scope of this inspection.

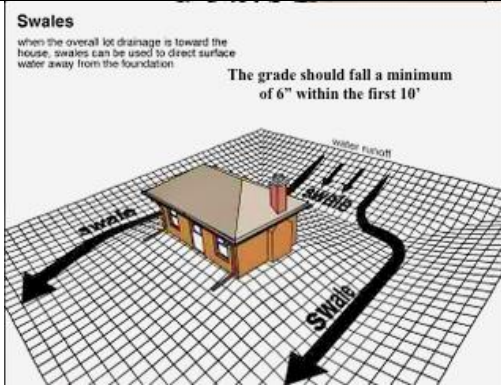
Suggested Maintenance- Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI). The highest infestation within the United States is located nearby along the Gulf Coast. This inspector recommends periodic inspections, preventative treatments, and eradication of active infestations as necessary. Best practice(s) to retain home **SAFETY & VALUE.**



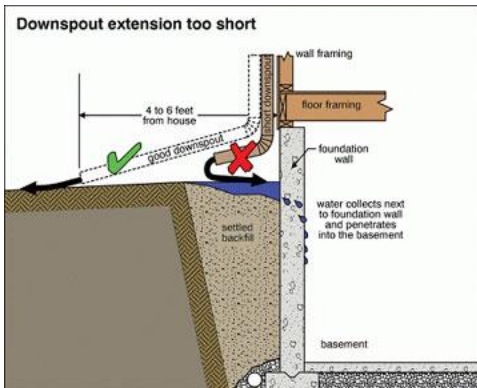
This lot did not appear to have the proper slope for drainage at all points along the foundation grade beam; this may lead to foundation distress (Deficient per TREC). Lots should be graded to drain surface water away from the foundation walls. Correct grading falls at minimum of 6" within the first 10'. When swales are used to promote drainage, periodic re-cutting may be required to address the accumulation of yard clippings, mulch, leaves, and other organic materials.

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Gutters and downspouts were installed at some eaves of this structure. As a structural improvement, we recommend that all horizontal fasciae have gutters installed with downspouts directing water at least 5' away from the structure. Water allowed to cascade from 8' to 10' onto grade encourages erosion and ponding. **According to Texas Department of Housing & Community Affairs 2.3**, "Rain gutters shall be installed if none exist. Gutters shall slope 1" for every 20 linear feet with downspouts installed at a minimum every 40'. Downspouts shall discharge water at least 5' from the foundation. Care must be taken to not discharge water onto adjacent properties."



OBSERVATIONS: (photos may be listed above or in Foundation section)

- Erosion or ponding next to foundation**

References for Best Practice:

R401.3 Drainage: Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. **Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).**

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Exception: Where *lot lines*, walls, slopes, or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped at a **minimum of 2 percent away from the building.**

R801.3 Roof drainage: In areas where expansive or collapsible soils are known to exist, all *dwelling*s 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.

Written Opinion:

The lot appeared to slope improperly away from the structure inhibiting drainage; this may lead to foundation distress. Proper slope is a 5% grade or a 6" over 10' drop on all four sides (2% for hard surfaces). Listed conditions above may contribute to future structural settling/movement if not improved. Lot soil conditions suggest further evaluation by appropriate professional(s) to include an investigation for resulting latent damage.

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C. Roof Covering Materials

Type(s) of Roof Covering: **Composition**

Viewed From: **Roof Level**

Comments:

Suggested Maintenance- Debris and leaves should not be allowed to accumulate on the roof covering surface; this assists in proper drainage. Also, organic material holds onto moisture which may cause water infiltration issues and, in turn, affect the lifespan and performance of many types of roof covering materials and decking. Best practice to retain home **SAFETY & VALUE.**

Note: This limited visual inspection is not a certification or warranty-expressed or implied-that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge of the water rejection/retention characteristics under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate past or continual problems. In the case of a relatively new roof, request a copy of the contractors and manufacturer warranty to see if any warranty is available and transferable. The Texas Inspection SOP for Property Inspections is not designated for the purpose of underwriting or insurability.

There were one or more dish-type antennas, or antenna mounting brackets installed on the roof. Items mounted to the roof such as satellites, antennas, basketball backboards, etc. may allow water penetration. As these items move (wind, adjustments to position, use, etc.), screws and bolts may enlarge mounting holes and allow water penetration. While not in immediate need of repair, we recommend closely monitoring these areas and making repairs as soon as possible when necessary.

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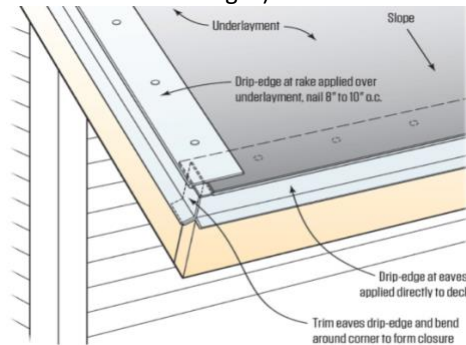
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Rain drip edge flashing not located, or installation appeared improper. (Deficient per TREC) (Directs run-off over and off the edges)



Drip-Edge Installation



R905.2.8.5 Drip edge: A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) O.C. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over drip edges along eaves and under rake edges on gables. Unless specified otherwise by the shingle manufacturer, shingles are permitted to be flush with the drip edge.

OBSERVATIONS:

1. Shingle adhesion inadequate in some areas (Deficient per TREC)
2. Composite shingles displayed granular loss

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1&2

Written Opinion: ***On the day of inspection, the shingles shown no significant defects apart from the items noted above. This inspector did not examine every inch of the covering. Recommend further evaluation of but not limited to listed items. Repairs and improvements should include an investigation for resulting latent damage.***

Reference for Best Practice: R801.3 Roof drainage- In areas where expansive or collapsible soils are known to exist, all *dwelling*s 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.

Note: Though not required, the inspector may comment on the remaining life expectancy of the roof covering. TREC does not require roof inspection from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof surface. The inspection does not determine insurability of the roof. You are encouraged to have your intended insurance company physically inspect the roof prior to purchase since they determine conditions of insurability.

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D. Roof Structure and Attics

Viewed From: **Service decking (some areas obstructed from view)**

Approximate Average Depth of Insulation: **5-13"**

Comments:

Attic Framing: **Conventional**

Type of Insulation: **Blown-In**

Type of Ventilation: **Soffit & Ridge**

Recommended Insulation value for Texas: **R38 (approx. depth 10"- 14" varies per insulation type)**

Note: *Attics are inherently dangerous.* Access to the whole attic space is typically limited by design of the space, lack of safe passage, service decking, and placement of mechanical equipment. This in turn, limited our ability to view all areas of the attic space. We inspected the attic space from the scuttle or stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with paramount concern for personal and property safety.

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Suggested Maintenance- As a general rule, the temperature within the attic space should be within 20°F of the temperature outside. A poorly ventilated attic may shorten the useful life of the roof covering material. Attic vents should not be blocked! Current consensus suggests that in most climate zones, inadequate attic venting increases humidity and condensation which invites moisture. Moisture in turn may have a biological impact. Best practice to retain home **SAFETY & VALUE**.

OBSERVATIONS: (Photos may also be in Foundation Section)

Attic appeared to be well ventilated using a combination of vent types.

Written Opinion: ***On the day of inspection, the attic framing appeared to support the covering.***

References for Best Practice:

R807.1 Attic access: Buildings with combustible ceiling or roof construction shall have an *attic* access opening to *attic* areas that exceed 30 square feet (2.8 m²) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

NEC 320.23 In Accessible Attics: Type AC cables in accessible attics or roof spaces shall be installed as specified in 320.23(A) and (B).

(A) Where run across the top of floor joists, or within 2.1 m (7 ft) vertically from the floor or floor joists across the face of rafters or studding, in attics and roof spaces that are accessible, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where this space is not accessible by permanent stairs or ladders, protection shall only be required within 1.8 m (6 ft) of the nearest edge of the scuttle-hole or attic entrance.

(B) Cable Installed Parallel to Framing Members. Where the cable is installed parallel to the sides of rafters, studs, or floor joists, neither guard strips nor running boards shall be required, and the installation shall also comply with 300.4(D).

E. Walls (Interior and Exterior)

Comments:

Siding Materials: **Brick & Stone & Cement-Board**

Note: Only readily accessible areas clear of furniture and occupant belongings were inspected. Observations are related to structural performance and water penetration only. The inspection may not include obvious damage. Determination of environmental issues or habitability are out of scope. Examples include but are not limited to lead based paint, asbestos, radon, mold, mildew, fungus, etc.

Note: This was ***NOT*** a Code Compliance inspection although some items will be presented as a comparison against minimum Code Standards which represent references for best practice. Items identified may not meet these standards though follow common construction practices.

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Note: If the home has stucco cladding, the face material should be monitored for cracks or separation in transition joints and repairs made accordingly. A home inspectors' visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration (especially in high-wind areas). Stucco clad homes should be further evaluated by a qualified EIFS or stucco repair contractor.

Suggested Maintenance- Exterior wall penetrations should be blocked and sealed to prevent moisture intrusion. Sealing holes in Interior and exterior walls also lowers heat loss and gain into the home. Also, closing these gaps reduces the amount of air available to fires. Steel lintels should receive periodic rust prevention. Best practice(s) to retain home **SAFETY & VALUE**.

INTERIOR WALLS:

This was NOT a mold inspection. Moisture related issues may result in mold, fungi, noxious odors, etc., and should be further Inspected. The Environmental Protection Administration (EPA) has a booklet entitled *A Brief Guide to Mold, Mildew and Your Home* available as a downloadable pdf file at: <http://www.epa.gov/mold/moldguide.html>. Concerns of this nature should be taken up with a qualified, licensed mold inspector for further evaluation, remediation, and repair as necessary.

No significant evidence of Deficiency observed.

OBSERVATIONS:

(Photos may also be in Foundation Section)

1. The freshly painted walls make it difficult to identify structural movement

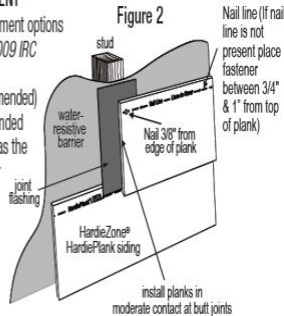
EXTERIOR WALLS:

Exterior fiber cement board siding displays gaps/separation at the butt joints; separation may be the result of both thermal and moisture expansion. If the product retained excess moisture at the time of installation, shrinkage would likely occur (per manufacturer installation instructions). The butt joints do not appear to be back flashed as required PMI.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover



Could not locate flashing installed above projecting wood trim. Flashing shall extend to the surface of the exterior wall finish, continuously above all projecting wood trim. (Directs water over trim)

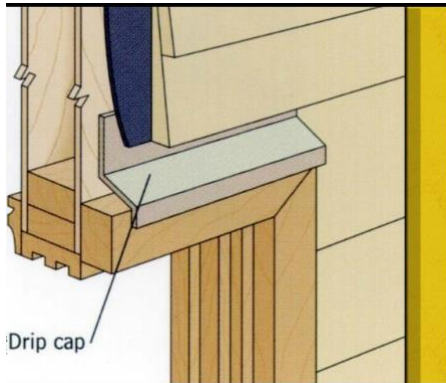
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	N I	NP	D	Inspection Item
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OBSERVATIONS: (Photos may also be in Foundation Section)

1. Mortar is separated or missing in some areas
2. Caulking / Sealant separated or missing in some areas (Deficient per TREC)
3. Some siding fasteners backed out
4. Lacking flashing and / or incorrectly installed (Deficient per TREC)

Written Opinion:

Interior walls displayed thin cracks along the joint lines in some areas. The cracks do not appear to be the result of significant structural concerns on the day of the inspection though cracks should be monitored for future changes to determine if the settling is ongoing or previous movement. Recommend having a qualified professional investigate for resulting latent damage.

Exterior walls/siding presented no significant defects apart from the items above. Wall cracks should be monitored for future changes to determine if the settling is ongoing or previous movement. Recommend listed items be investigated by a qualified professional for resulting latent damage.

F. Ceilings and Floors

Comments:

This was NOT a mold inspection. Moisture related issues may result in mold, fungi, noxious odors, etc., and should be further Inspected. The Environmental Protection Administration (EPA) has a booklet entitled *A Brief Guide to Mold, Mildew and Your Home* available as a downloadable pdf file at: <http://www.epa.gov/mold/moldguide.html>. Concerns of this nature should be taken up with a qualified, licensed mold inspector for further evaluation, remediation, and repair as necessary.

No significant evidence of Deficiency observed.

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NI = Not Inspected

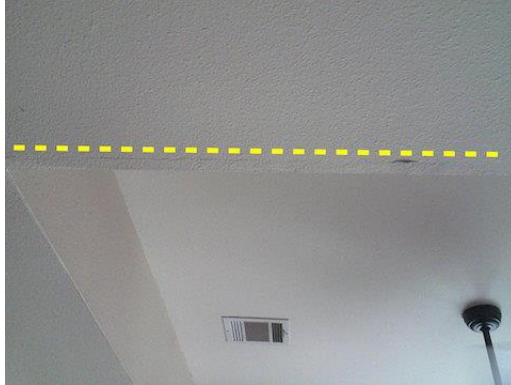
NP = Not Present

D = Deficiency

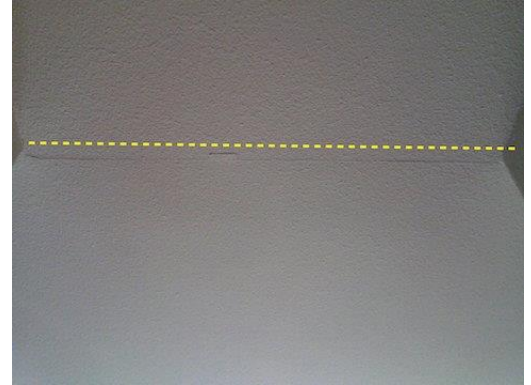
I	NI	NP	D	Inspection Item
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OBSERVATIONS: (Photos may also be in Foundation section)

1. Ceiling cracks in some areas



1 Master Bedroom



1 Kitchen

Written Opinion: **Recommend improvements to the items above by a qualified professional. Ceiling cracks should be monitored for future changes to determine if the settling is ongoing or previous movement. Improvements and repairs should include an investigation for resulting latent damage.**

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G. Doors (Interior and Exterior)

Comments:

Written Opinion: **Recommend improvements to the items above.**

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H. Windows

Comments:

Note: Signs of lost seals in the thermal pane windows may appear and disappear with changes temperature and humidity. Some windows with lost seals may not be evident at the time of the inspection. Windows were checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

Windowsills had been drilled for the installation of alarm contacts. Manufacturers of most window frames specifically prohibit drilling holes in the windowsill for installation of alarm contacts. We were not able to determine whether there was any hidden latent damage caused by this condition. We recommend that each of the contacts be caulked as a preventative measure against moisture damage.

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I	N I	NP	D	Inspection Item
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OBSERVATIONS: (Photos may also be in Foundation Section)

1. Some windows are difficult to open or close

Written Opinion: **Windows could benefit from improvements to the items listed above. Repairs or improvements should include an investigation for resulting latent damage by a qualified professional or contractor.**

References for Best Practice:

R312.2.1 Windowsills: In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

SECTION R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS: R310.1 Emergency escape and rescue opening required. Basements, habitable attics, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

I. Stairways (Interior and Exterior)

Comments: Exterior stairs presented no significant deficiencies.

Written Opinion:

Stair(s) installation presented no significant defects except the items listed above—Recommend improvements.

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I	N	NP	D	Inspection Item
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J. Fireplace and Chimneys

Comments:

Type of Fireplace: **Factory**
(Unable to fully view all fireplace components)

Note: This inspection of these fireplaces was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap had been properly or safely built.

Suggested Maintenance: We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel and periodically thereafter. Best practice to retain home **SAFETY & VALUE**.

Annular space between the gas line and refractory panel was not sealed. Manufacturer's installation instructions should be followed. Typically, this requires that the annular space be sealed with insulation, high-temp caulk, or medium duty refractory mortar to prevent heated gases from entering the wood framed wall. We recommend sealing this area for fire and personal safety.



OBSERVATIONS:

1. Inadequate clearance from combustible materials (Deficient per TREC)



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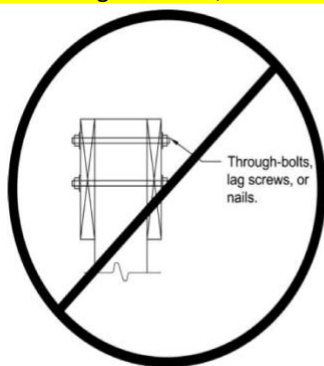
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Written Opinion: **The fireplace presented no significant defects; recommend having the flue cleaned prior to use. Items mentioned above should be thoroughly evaluated for resulting latent damage by a qualified professional.**

K. Porches, Balconies, Decks, and Carports

Comments:

No bearing observed; beams must bear on the post using a post cap bracket or notched technique.



Through-bolts, lag screws, or nails.

Note: Support of beams w/ fasteners only is prohibited. Bearing is required. See Figure 8A.



OBSERVATIONS: (See above)

- 1. Structural deficiencies (Deficient per TREC)**

Written Opinion: **Deck, porch, balcony, carport requires further evaluation and repairs to the items listed above. Recommend having a qualified professional/contractor evaluate for further improvements and resulting latent damage.**

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main/Sub Disconnect Panel: **Underground Service**

Type of Feeder Cable: **Copper**

Note: Ancillary wiring items not inspected include but are not limited to telephone, cable, speaker, computer, photocells, all low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

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Note: Minimum standards for electrical service continue to evolve for homeowner safety. Changes to Codes are intended to make homes safer and lessen fire/shock hazards. Texas Real Estate Commission (TREC) has adopted Standards of Practice which require an Inspector to report conditions as “Deficient” when performing an inspection for a buyer or seller if they can be reasonably determined; without regard to Building Code at the time the house was built. Electrical service adequacy and load calculations are outside of the scope of this inspection. Outlets were inspected in a non-exhaustive manner and representative of Deficiencies.

Service entrance and panels. The inspector shall report as Deficient, deficiencies in bonding and grounding. *§535.229(a)(1)(G)(v) and §535.229(b)(1)(E)(iii) §535.227(5) (A)(iii) Departure* – An inspector may depart from the inspection of a component or system required by the standards of practice only if, in the reasonable judgment of the inspector, *conditions exist that prevent inspection of an item.* Also **Per TREC SOP §535.229(a)(2) (E&F) and (b)(2)(H) the inspector is not required to determine the effectiveness of or operate overcurrent devices.** Operation and device tests may constitute danger to people and property and best deferred to Electrical contractors.

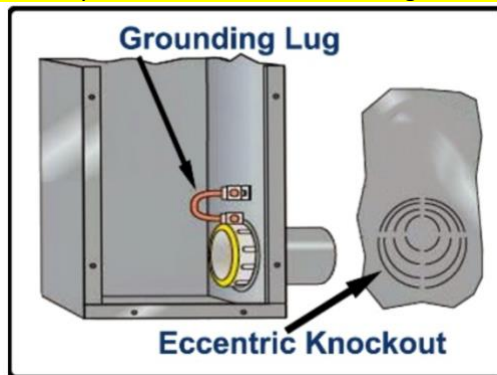
Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm nor do we warranty that all pipes (gas, CSST, water, plumbing, metal flues, metal framing, appliances, or similar conductive materials) are bonded as **much of the system is not visible.**

USEFUL ELECTRICAL DEFINITIONS:

GROUNDING: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete encased electrodes, or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques. *(Definition: National Electric Code, International Residential Code)*

BONDING: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors (pipes, plumbing, flues, etc.). Equipment bonding serves to protect people and equipment in the event of an electrical fault. *(Definition: National Electric Code, International Residential Code)*

Raceway not bonded to the electrical grounding system. (Human electrocution prevention measure)



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I	N	NP	D	Inspection Item
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lacking service entrance barriers (UL 67) on service lugs/terminals per 2017 NEC: 408.3(A)(2) Service Panelboards, Switchboards, and Switchgear. Barriers shall be placed in all service panelboards, switchboards, and switchgear such that no uninsulated, ungrounded service busbar or service terminal is exposed to inadvertent contact by persons or maintenance equipment while servicing load terminations.



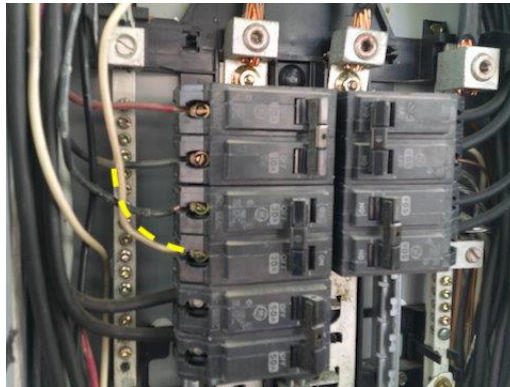
Example Photo



OBSERVATIONS:

A/C condensing unit specifies maximum 35 Amp Breaker - 50 Amp Breaker in use (Def. per TREC)

1. **Neutral wires serving as conductors; not labeled as required**
2. **Ground wire / rod / CWB could not be verified (Terminated below grade)**



1

Written Opinion: ***The electrical panels should be evaluated further by a qualified electrician or licensed electrical contractor for but not limited to the items above.***

References for Best Practice:

408.41 Grounded Conductor Terminations: Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor.

Note that grounded conductor means any Neutral Conductor.

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E3604.3 Point of attachment: The point of attachment of the service-drop conductors to a building or other structure shall provide the minimum clearances as specified in [Sections E3604.1 through E3604.2.2](#). In no case shall the point of attachment be less than 10 feet (3048 mm) above finished grade.

E3604.4 Means of attachment: multi-conductor cables used for overhead service conductors shall be attached to buildings or other structures by **fittings approved for the purpose**.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Note: Concealed connections of copper and aluminum wires or electrical components were not inspected. Recommend **ALUMINUM BRANCH CIRCUITS** be thoroughly evaluated by a licensed electrician for compatibility of wiring devices, appropriate connections, and treatments.

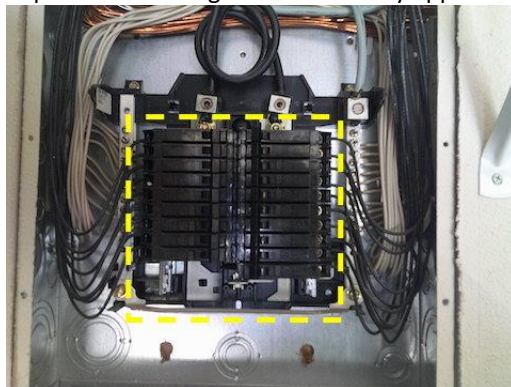
GFCI protection not located at one or more location(s). TREC considers this a recognized safety hazard and deficiency. The Home may have been built before the GFCI or AFCI protection was fully implemented though observationally appears to be functioning as intended on the day of inspection.

(Report as Deficient the lack of ground fault circuit protection where required)

- Kitchen located
- Bathroom located
- Exterior **Not located / labeled**
- Garage located
- A/C Unit **Not located / labeled**
- Laundry **Not located / labeled**

Ground Fault Circuit Interrupters (GFCI's): GFCIs are intended to protect people from accidental electrocution in areas susceptible to moisture. Installation of devices recommended as safety upgrades in specified locations include: *All kitchen countertop and bathroom receptacles, receptacles within 6' of sinks, all outdoor receptacles, and all garage receptacle outlets including ceiling receptacles for overhead garage door motors.* Missing GFCI's per today's standard is a [TREC Standards-of-Practice reporting requirement](#). (*Outlets Protected by wiring downstream of GFCI require labeling*)

AFCI protection not located at one or more location(s). TREC considers this a recognized safety hazard and deficiency. The Home may have been built before the GFCI or AFCI protection was fully implemented though observationally appears to be functioning as intended on the day of inspection.

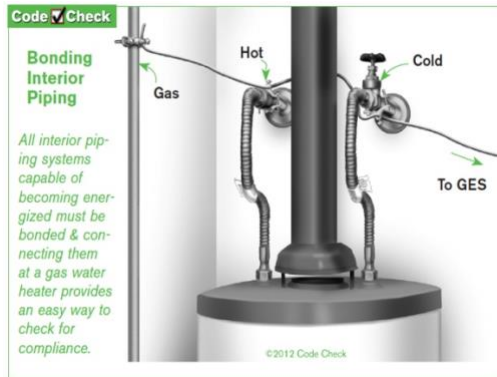


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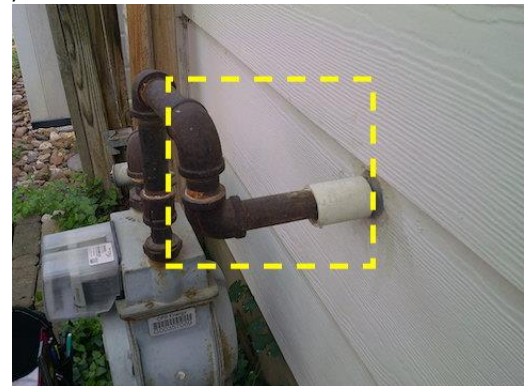
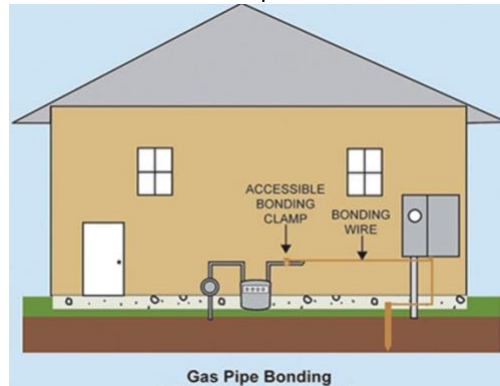
I	N	NP	D	Inspection Item

Arc Fault Circuit Interrupters (AFCI's): AFCI's are intended to protect against arcing that may lead to fire. Effective September 1, 2014, these are required to be installed at all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas. *The TREC Standards-of-Practice 535.229 (b)(2)(H) requires that the lack of AFCIs be reported as a deficiency, but inspectors are not required to test AFCI devices.* It is not typically practical or feasible to upgrade to these devices. Qualified, licensed electrical contractor(s) should be consulted for course-of-action decisions and testing of electrical safety devices.

Metallic water pipes were not bonded across the Water Heater per NEC 250.104(B). (Metal systems can become conductors- bonding measures help prevent human electrocution)



Gas meter piping not visibly bonded as required. (Metal systems can become conductors- bonding measures are meant to prevent human electrocution)



250.104(B): Other Metallic Piping: Where installed in or attached to a building or structure, metal piping system(s) including gas piping that are likely to become energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding jumper(s) shall be sized in accordance with 250.122 using the rating of the circuit that is likely to energize the piping system(s).

OBSERVATIONS: Fixtures

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NP = Not Present

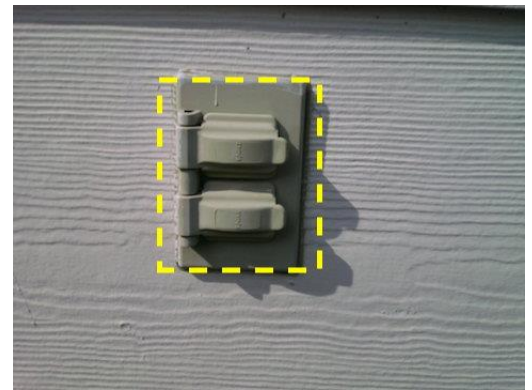
D = Deficiency

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Note: Light fixtures with daylight sensors or timers were not tested for proper operation per SOP.

Lights/Fans above Bathtubs: National Electric Code (NEC) states in Article 410.4(D) Bathtub and Shower Areas. No parts of cord-connected luminaires (fixtures), hanging luminaires (fixtures), lighting track, pendants, or ceiling-suspended (paddle) fans shall be located within a zone measured 900 mm (3 ft) horizontally and 2.5 m (8 ft) vertically from the top of the bathtub rim or shower stall threshold. This zone is all encompassing and includes the zone directly over the tub or shower stall.

Article 406(8)(A): **Receptacles installed outdoors must have a weatherproof cover** that are acceptable for damp location. These covers are gasketed, sealing the unit from moisture and retarding rain and snow. Article 406(8)(B)(1): Outdoor receptacles located in wet locations that are unprotected from rainfall, must have **a cover that is weatherproof to protect the receptacle when a cord is plugged** into it and when not in use.



OBSERVATIONS: Electrical Devices

1. **Receptacle(s) under 5 ½ ft. lacked child safety features (No photos)**

OBSERVATIONS: Smoke and Fire Alarms

Written Opinion: **Branch circuit wiring could benefit from improvements to the items listed above by a qualified electrician. Existing alarms were tested/inspected. Operation presented no significant defects on the day of the inspection.**

Suggested maintenance for Safety: The alarms should be tested regularly per the manufacturer’s instructions. At a minimum, alarms should be tested per the National Fire Protection Association’s recommendations: test every six months and replace batteries every year. Best practice to retain **SAFETY & VALUE.**

Note: TREC SOP excludes alarms, or detectors, that are incorporated in a monitored security system. Monitored alarms typically do not have an integral test button. When there is doubt that these are un-monitored, we may depart from the TREC standard and not test these devices but will report this in comments. Otherwise, all *accessible* devices were tested with the integral test button as recommended by the manufacturer.

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Alarms: Without regard to the age of the house or standards in place at that time, single or multiple station alarms should be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, (i.e., hallways or common areas) and in the living space of each story of the building. Unlocated alarms are considered deficient per *TREC Standards-of- Practice* and must be reported as such.

Carbon Monoxide Alarms: *Information:* Beginning with the 2009 IRC, an approved carbon monoxide alarm shall be installed *outside of each separate sleeping area in the immediate vicinity of the bedrooms* in dwelling units which harbor fuel-fired appliances or where attached garages have an opening into the dwelling. *In these cases, TREC Standards of Practice requires that the lack of carbon monoxide alarms be reported as a deficiency. Information:* It is permissible and common to use combination devices in areas requiring both smoke and carbon monoxide alarms.

Life Expectancy - Carbon Monoxide (CO) Alarms: When CO alarms were introduced into the market, they had a limited lifespan of 2 years. Technology developments have increased life expectancy; many alarms advertise up to 7-year spans. Beginning in March 2007, UL 2034, the standard for single and multi-station CO alarms required that all CO alarms have an audible “end-of-life” warning. The end-of-life warning serves as an alert that the unit has reached its expiration and should be replaced. Any CO alarm manufactured after April 2007 with a UL listing must include an end-of-life warning.

Life Expectancy – Smoke Alarms: Manufacturers typically state that their devices should be replaced after 10 years.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: **Central**
 Energy Sources: **Gas**
 Comments:

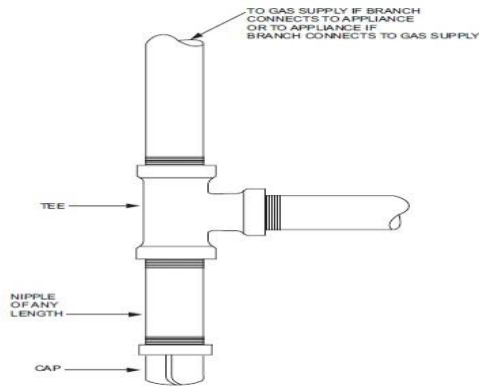
Note: Older heating and air conditioning units may have an increased possibility of developing problems at any time and may have limited useful life remaining and the need for replacement may exist. The inspector is a generalist; only visible components were inspected! The inspector may recommend that a professional licensed HVAC technician examine the entire climate control system and give the client a second opinion. Items NOT inspected and Out of TREC SOP include Programmable digital thermostats; set back features on thermostats; accessories such as humidifiers, motorized dampers, and electric filters; AC units that are not permanently installed or are installed with cords.

Suggested maintenance- Check, and if needed, change air filters on a monthly basis. Best Practice to retain home **SAFETY& VALUE.**

Could not locate sediment trap on gas supply line. (Means of contaminant removal)

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I	N	NP	D	Inspection Item
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Reference for Best Practice-408.4 Sediment Trap: Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee as illustrated in [Figure 408.4](#) or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces and outdoor grills need not be so equipped.

Written Opinion: ***Gas heating cycle operation presented no significant defects on the day of the inspection; however, the items above should be improved to prevent future issues. Thermostats operated in manual mode only. The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat, and observing a) flame ignition b) fan operation c) heat generation and d) cessation of fan operation when the demand was withdrawn. Flame impingement, uplifting flame, improper flame color, or excessive scale buildup may reflect damage to the heat exchanger and the general condition of the unit(s) and will be reported if observed. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered regarding remaining life.***

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B. Cooling Equipment

Type of Systems: **Central**

Comments:

Note: The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the *reasonable judgment of the inspector*. This is not an evaluation of the system’s operation against manufacturer’s standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a general rule which would expect a 15°F – 22°F differential between the Return Air and Supply Air Temperature with the higher end of the range required as the ambient humidity level rises. [Source: Texas Administrative code RULE 535.230(B)(1)]

Suggested Maintenance: Consider having an AC company maintenance unit(s) on an annual/periodic basis. Properly maintained AC systems remove heat efficiently and run less often! Best practice to retain home **SAFETY & VALUE**.

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OBSERVATIONS: AC

Unit 1 – Supply air temp 45 Return air temp 61 - Temperature differential: ≥ 16 Deg F

Temperature differential of supply vents greater than 4 degrees F (4 degrees F maximum allowed per ACCA Manual D).

OBSERVATIONS:

1. Water or rust in auxiliary / secondary drain pan
2. Lack of GFCI near unit for technician (No picture)



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Written Opinion: ***Air conditioner unit(s) operation presented no significant defects on the day of the inspection; however, noted items above should be improved or repaired and maintenance/cleaning performed twice per year.***

Note: Covers were not removed from the evaporator coil boxes to inspect the condition of the evaporator coil when sealed; this would require dismantling of the vent pipes and is beyond Inspection scope. Gauges were not placed on the unit to check Freon levels or for pressure leaks.

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C. Duct Systems, Chases, and Vents

Comments:

Type(s) of ducting: **Flex ducting**

Note: Inspectors are not required to determine conditioned air supply uniformity to various parts of the structure or determine the efficiency, adequacy, or capacity of the duct system although the inspector may comment on insufficiencies observed. Condition(s) of the ducts under slabs, covered by attic insulation, or in other inaccessible areas cannot be determined.

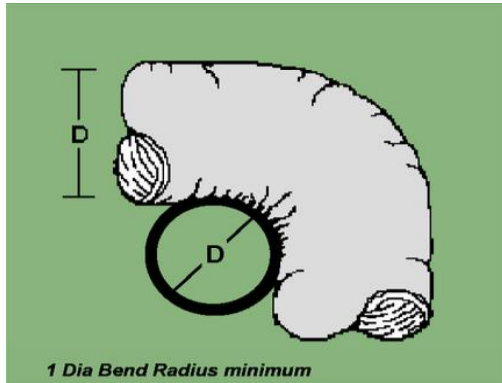
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Portions of the duct within the attic space were in contact with other runs or were separated only by insulation batting. Heated attic air can condense on flex ducts that do not have adequate airflow. In humid climates, this will have a larger impact as moisture may damage surrounding materials and foster organic growth. Insulation naturally sheds moisture though ducting outer-jackets can seal it in as well.

Reference for best practice-IMC 603.12 Condensation: Provisions shall be made to prevent the formation of condensation on the exterior of any duct.

Keep bends greater than or equal to one (1) duct diameter bend radius. Flex ductwork bends should not exceed the diameter of the ductwork according to the Air Diffusion Council (ADC).



OBSERVATIONS:

- Inadequate support of ductwork: contacts earth, other ductwork, framing members etc.

Written Opinion: *The ducting was inspected from the service decking. The ductwork could not be fully inspected as access was limited due to framing, insulation, etc. The visual and accessible portions of the ductwork shown no significant defects as viewed from the service decking apart from the items listed above. Improvements and repairs should include an investigation for resulting latent damage.*

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: **Front yard**

Location of Main Water Supply Valve: **Front yard**

Static Water Pressure Reading: **76 psi < 40 psi (Low) > 80 psi (High-Lacks check valve)**

Type of supply piping material: **Copper**

Comments:

Water meter observed for approximately 30 minutes with no change; leaks unlikely in the water supply system.

All operational fixtures were utilized simultaneously for approximately 10 minutes. No leaks, waste drain back-ups, or water pressure loss observed on the day of the inspection.

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I	N I	NP	D	Inspection Item
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Note: If galvanized pipe was an indicated supply material, recommend having a water test performed. Consider an online search about galvanized pipe used as water supply line. Galvanized pipe may: rust from the inside, become weakened, and then leak and /or its inner surface may become rough as it rusts, trap particles and rust in the water, thereby reducing internal pipe diameter and flow.

Note: Water pressure measurements represent a single point in time—NOT a constant. Factors in pressure may include time of day and demand on the system including use of dishwasher, clothes washer, irrigation systems, etc. Acceptable pressure is between 40 and 80 psi.

Note: Plumbing fixtures may not be operated if appliances or timers were connected to them or if operating the fixtures may cause water spillage. **TYPICAL FIXTURES THAT MAY NOT BE OPERATED: CLOTHES WASHER, REFRIGERATOR ICEMAKER, WATER CLOSET, AND DISHWASHER CONNECTIONS.**

Note: This inspection company does not inspect private water wells, private septic systems, and water softeners. Drains, Sewage, and plumbing pipes in walls, ceilings, and floors; plumbing lines embedded in concrete slab or underground; are not visible and cannot be inspected. Only visible plumbing components inspected.

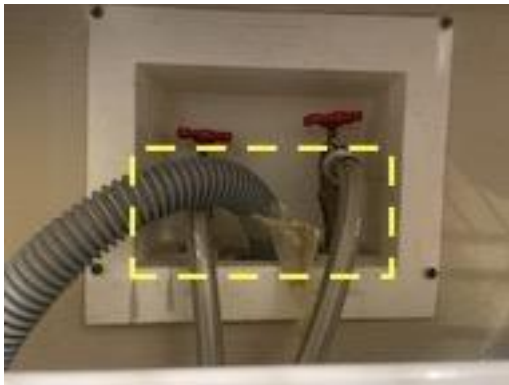
OBSERVATIONS: Sinks

OBSERVATIONS: Bathtubs and Showers

OBSERVATIONS: Commodes

OBSERVATIONS: Washing Machine Connections

1. Washer drains and valves not tested; it is not possible to recreate a washer machine output
2. Washing machine connected at this time - faucets, drains not tested for proper operation



Note: **Washing machine valves- Per TREC SOP535.231 (a)(2)(A)** are considered service valves and were not operated or tested in this inspection. Service valves are operated on a regular basis and often leak.

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Leaking valves may mask further damage and this Inspector recommends that this condition be evaluated by a licensed professional or contractor for resulting latent damage and additional leaks.

OBSERVATIONS: Exterior Plumbing

1. Plumbing Leaks / Hose Bibs / Sprinkler System

Link to video - [Exterior plumbing Leak](#)

Written Opinion: **Recommend improving items above. These items should be thoroughly evaluated by a qualified professional for possible resulting latent damage.**

Note: Static and hydrostatic tests are not part of this inspection hence the condition of underground water, gas, or waste lines cannot be determined. Leaks may be present that cannot be detected within the scope of this inspection. Shower pans are not accessible and inspection results are not conclusive.

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B. Drains, Wastes, and Vents

Type of Drain piping material: **PVC**

Comments:

Suggested Maintenance: Drains must run downhill. Best practice to retain home **SAFETY & VALUE.**

OBSERVATIONS: Evaluation of issues listed below requires a plumber perform hydrostatic testing

Main waste drain cleanout in-line with large trees; increased likelihood of damage from root System(s). Recommend monitoring the area for changes related to subsurface leaks.



Written Opinion: **The waste drains functioned/flowed freely without any backups on the day of the inspection. All operating fixtures were opened for approximately 10 minutes to simulate full occupancy. The items above could benefit from further evaluation. Noted items should be thoroughly evaluated by a qualified professional for resulting latent damage. See pictures and Observations.**

I = Inspected

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Note: While some water was run down the drains, this cannot simulate the waste flow characteristics of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak-testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing including hydrostatic testing is available from licensed plumbers; typically, this takes 24 hours. Such testing is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.

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C. Water Heating Equipment

Energy Sources: **Natural Gas**

Capacity: **Tank #1 40 Gallons**

Comments: **When a Temperature and Pressure (T&P) valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak; this phenomenon can affect all shutoff valves and presents as one reason why service and emergency valve operation/tests are deferred to Plumbing specialists.**

Hot water temperature: 128 (Above 120 deg. F is a safety hazard)

Note: Water heater temperature and pressure relief valve(s) presence was verified and inspected but **NOT TESTED**. (See Suggested Maintenance below)

Suggested Maintenance: Manufacturers typically require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and inspected by a qualified plumber every 3 years. If the valves were found to be worn or defective as the result of testing and/or inspection, they should be replaced. Best practice to retain home **SAFETY & VALUE**.

Written Opinion: **Water heater operation displayed no significant defects; however, the items above should be evaluated/improved to prevent future issues. Water leaks noted should be investigated for resulting latent damage.**

References for Best Practice:

504.7 Required pan: Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (0.6010mm) (No. 24 gage), or other pans approved for such use.

P2801.6.2 Pan Drain Termination: The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

M2005.2 Prohibited locations: Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom **shall be installed in a sealed enclosure so that combustion air will not be taken from the living space.** Installation of direct-vent water heaters within an enclosure is not required.

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Note: Water heaters over 10 years old are beyond their normal life expectancy and should be considered for replacement by a licensed plumber.

D. Hydro-Massage Therapy Equipment

Comments:

Written Opinion: ***The unit operation presented nothing remarkable; however, any items above should garner attention. Recommend improvements or repair by qualified professional/contractor and any evidence of water damage be explored for resulting latent damage.***

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: **Left Side**

Type of gas distribution piping material: **Black Pipe**

Comments:

Written Opinion: ***The unit(s) operated and appeared with no significant defects; however, any items listed above should garner attention. Recommend improvements or repairs.***

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Note: Cabinetry is specifically excluded by the Texas Standards of Practice which governs this inspection. Cabinets are non-structural components and generally considered cosmetic in the same manner as floor, wall/ceiling coverings, countertops, etc. While visible failure of hung cabinets may be reported, we cannot determine failure points or warranty performance. Care should be exercised in storing items in wall hung cabinets. Comments concerning cabinets will be located in Other of this APPLIANCES Section.

Suggested Maintenance: Kitchen, bathroom, and dryer exhaust dampers are flaps that close when no pressure is present. Their operation should be checked on a periodic basis. These devices limit the amount of air that may leak into the home which lowers heat loss/gain and air available to fire. Also, the dryer vent termination should be checked periodically for flow. Best practices to retain home **SAFETY & VALUE.**

Written Opinion: ***The unit operation presented no significant defects; however, the items above should be repaired or improved, and any evidence of water damage be explored for resulting latent damage.***

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B. Food Waste Disposers

Comments:

Written Opinion: **The unit operation presented no significant defects; however, any items listed above should garner attention. Recommend improvements or repairs and any evidence of water damage be explored for resulting latent damage.**

C. Range Hood and Exhaust Systems

Comments:

Written Opinion: **The unit operation presented no significant defects; however, any items listed above should be evaluated and repaired.**

D. Range, Cooktops, and Ovens

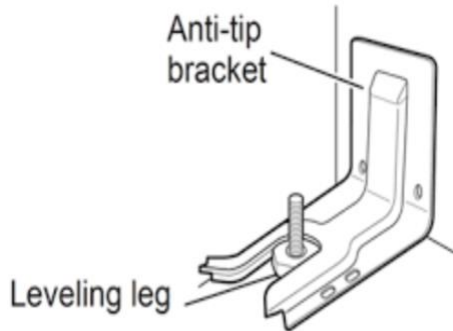
Comments:

Range Type:

Electric

Gas

Absence of anti-tilt device (no photo)



WARNING



Tip Over Hazard

A child or adult can tip the range and be killed. Install anti-tip bracket to floor or wall per installation instructions. Slide range back so rear range foot is engaged in the slot of the anti-tip bracket. Re-engage anti-tip bracket if range is moved. Do not operate range without anti-tip bracket installed and engaged. Failure to follow these instructions can result in death or serious burns to children and adults.

OBSERVATIONS: Cooktop

Performance of Oven, Range Oven

Oven Type Unit: Gas

Unit set @ 350°F - Displayed within 5°F tolerance - Operated within parameters

Note : The Texas Real Estate Commission (TREC) requires that a variance greater than +/- 25°F tested at an oven setting of 350°F be reported as a deficiency.

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OBSERVATIONS: Oven/Range

Written Opinion: ***The unit(s) operation presented no significant defects; however, items listed above should be attended to. Recommend improvements or repair.***

E. Microwave Ovens

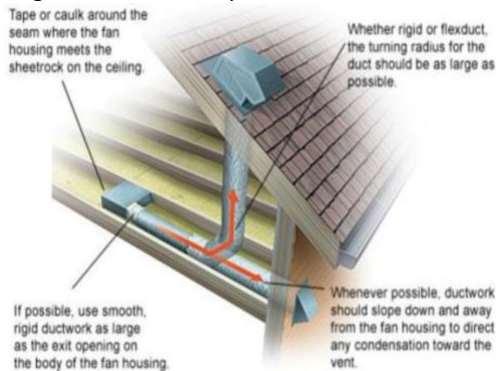
Comments:

Written Opinion: ***The unit operation presented no significant defects; however, any listed items above should garner attention. Recommend improvements or repair.***

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

One or more bathroom exhaust fans did not terminate outside the building. We were not able to view the point of termination for *some/all* of the bathrooms' exhaust fans to allow a full inspection and evaluation. No roof or wall jacks were observed which could have served as a point of termination. Vents, therefore, were presumed to terminate within the attic or at the soffit. Air removed by mechanical exhaust systems should be discharged to the outdoors, not exhausted into an *attic, soffit, ridge vent, or crawl space.*



(Directs moisture and air contaminants out of areas—kitchens/bathrooms/laundry rooms)

Written Opinion: ***The unit(s) could benefit from improvements to, but not limited to, the items listed above.***

G. Garage Door Operators

Comments: Only attached garages inspected per TREC SOP.

Written Opinion: ***The door operators functioned with no significant defects .***

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H. Dryer Exhaust Systems

Comments:

Written Opinion: ***Dryer vent system presented no significant defects; however, listed items above should be attended to. Recommend improvements or repair.***

References for Best Practice:

SECTION 401 GENERAL: 401.1 Scope: This chapter shall govern the ventilation of spaces within a building intended to be occupied. Mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking appliances etc.

[A] 401.2 Ventilation required: Every occupied space shall be ventilated by **natural means** in accordance with **Section 402** or by **mechanical means** in accordance with **Section 403**.

[B] 402.1 Natural ventilation: *Natural ventilation* of an occupied space shall be through windows, doors, louvers, or other openings to the **outdoors**.

403.1 Ventilation system: Mechanical ventilation shall be provided by a method of **supply** air and return or **exhaust air**.

I. Other

*Comments: **Fencing is excluded from inspection scope and was not inspected. Obvious damage may be presented here for client courtesy and awareness.***

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

*Comments: **Note that sprinkler systems are excluded from TREC Inspection SOP. This inspector inspects sprinkler systems when accessible and operable.***

Written Opinion: ***See pictures above. Recommend having a contractor or service professional evaluate for repairs.***

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of construction: Vinyl Fiberglass Above Ground Gunite

Comments:

- Lack of bonding at pump, blower, or other electrical equipment to ground
- The absence of or deficiencies in safety barriers:
- Fence: H, 48" C, 2" grade 4" concrete Latch, 54" 4" spindles non-climbable
- EXIT ALARM: Present Absent
- Water leaks in above ground pipes and/or equipment
- Deficiencies in lighting fixtures
- Lack or failure of required GFCI protection

DEFECIENCIES FOUND IN:

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Surfaces
 Tiles, Coping, and Decks
 Drains, Skimmers, Valves
 Slides, Steps, Diving Boards, Handrails, and other equipment
 Filters, Gauges, Pump Motors, Controls and Sweeps
 Pool Heater GAS ELECTRIC

C. Outbuildings
Comments:

D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:

F. Other Built-in Appliances
Comments:

G. Other
Comments:

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05-04-15



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188



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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-I

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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
 REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
 HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
 AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
 CHECK THE STATUS OF A LICENSE HOLDER AT**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
 A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
 COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
 EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
 INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
 INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
 OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
 SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
 ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
 A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
 RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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