



PROPERTY INSPECTION REPORT

Prepared For:

[REDACTED]

(Name of Client)

Concerning:

[REDACTED] Palomino, Frisco, TX 75034

(Address or Other Identification of Inspected Property)

By:

Robert Taylor / 3619

02/02/2015

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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; and
- lack of electrical bonding and grounding.

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: 1:00 PM

Weather: Clear Sky

Temp: Avg. 40 degrees F

Realty Co:

Agent: [REDACTED]

Structure Type: Single Family Single Story

Status: Occupied

Who Is Present: Buyer & Agent

Directional reference the dwelling faces: West

☒ Mechanical & Structural

☐ Pier & Beam

☒ WDI (Termite)

☒ Sprinkler

☐ Pool

☐ Spa

☒ Gas Service Present

☐ Outbuilding

☐ Mold Test Kit

This Is Your Invoice

Fee: \$ [REDACTED]

Paid By: Check

Received: *Robert W. Taylor*

NOTE - There Are Some Internet Links in the report which will connect to helpful information. 1] must be connected to internet 2] position the cursor over <http://address> and select Control and Click

IMPORTANT - This Report is Not Valid without the signed, separate, INSPECTION AGREEMENT.
The contract agreement has been signed/confirmed on our website.

PROPERTY DESCRIPTION: Single family residence, 1865 SF, constructed in 2000

SPECIFIC EXCLUSIONS AND/OR LIMITATIONS: Furnishings and stored items limit the inspector's access to some wall areas, outlets and windows. Storage items in the garage(s) limit my observations. Cabinets, shelves, hooks or hangers added to the garage. Attic full with stored items (limited view).

Highlighting of this Report Is intended to aid in pointing out specific items that may be of importance. There may be some highlighting that did not occur or highlighting that is unintentional. Ultimately the Client must read the entire report and draw their own conclusions. –

BOLD an attempt to identify some areas of importance in the report.

RED an attempt to flag some important safety issues.

GREEN code changes or updates.

[X] an effort to denote deficiencies within the written report.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Inspection Item

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab-On-Grade

Comments:

Notice: This report does not predict future movements, repair potentials or past repair histories. Conditions covered by floor coverings, furniture, and stored items or hidden underground are unknown.

This structure has no visual evidence of any significant movement, shifting or differential settlement at the time of this inspection.

Cracks at foundation corners are common, The cause of this is most often due to thermal expansion of the masonry which applies pressure to the foundation corners causing them to crack and/or release. Suggest seal cracks to minimize further separation and deterioration. These do not necessarily represent a structural support issue but can be location(s) of undetected insect entry. See corners i.e. SW corner of garage, NE corner of the master bath.



☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

[X] Soil erosion occurring at south elevation earth could be added, there are no gutters to control the roof run-off on this side.

[X] Saturated earth along the south property line, it seems that water from the roof and neighboring lot contribute to excessive moisture. Additionally I recommend to regrade or take the necessary measures so that water drains off of the lot.



Underground drainage outlet cored through the front curb was observed at the SW and NW corner of the property, ask seller for more information regarding the water inlet (French drain or concealed area drains) and the effectiveness of the system. I do not inspect underground drainage. **AT THIS TIME there is considerable more water flowing from the corners of the lot compared to the neighboring homes on the same side of the street. Advise further review to determine the source of the water and remedy if there is one.**



☒ ☐ ☐ ☒ C. **Roof Covering Materials**

Type(s) of Roof Covering: Composition Shingle 20 Year

Viewed From: Walked On Roof

Comments:

Random Sampling of Material Reveals: Fastened with STAPLES

[X] The felt paper underlayment should be installed over the top of the drip edge flashing. Two areas were sampled and south edge of garage the paper is cut short, south side of entry the felt is beneath the drip edge. Nothing much can be done; this is a common mistake.



| I | NI | NP | D | Inspection Item |
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[X] Exposed roofing fasteners along the front elevation shingles should be sealed.



☒ ☐ ☐ ☐ **D. Roof Structure and Attics**

Viewed From:

1] interior hall ceiling - Entered attic and performed a visual inspection. Observations made from floored areas. Parts of the attic obstructed by stored items. Parts of the attic are not readily accessible.

Approximate Average Depth of Insulation: 8" to 13"

Comments:

Notice: All attics have viewing limitations, tight niches and angles. Dense insulation and/or low roofs and ducting may prevent safe entry beyond decked areas.

Very crowded attic space, limits the inspector's view.

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

Comments:

INTERIOR WALLS

[X] Interior previous moisture penetration, evident at window sills: master bedroom, kitchen nook.

Very little penetration



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EXTERIOR WALLS

[X] Exterior decay present at base of garage door jamb, fascia boards at the northwest corner of the garage, a few trim boards at the kitchen nook window seat. A few holes where flag base is attached at the fascia NW corner of garage.

decay



holes

[X] Damaged wood beneath the master bedroom window seat in need of repair.

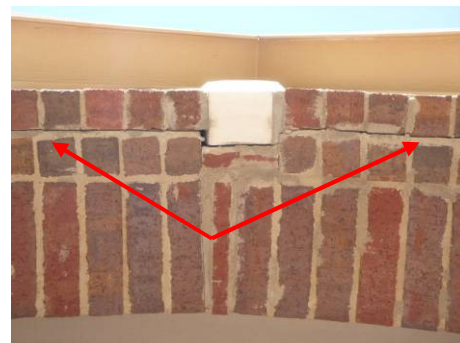


[X] small hole and gap should be sealed beneath the kitchen nook window seat.

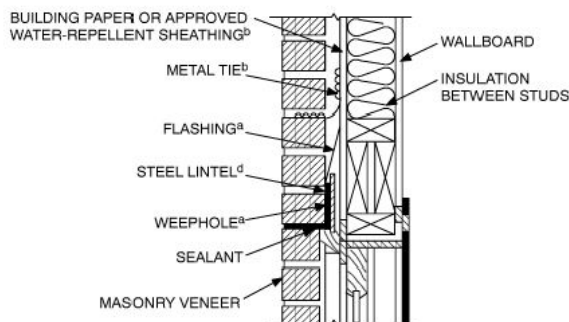


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[X] Need to fill gap in mortar beneath the entry arch. . . some minor prior patch and silicone at the entry cover.



[X] Exterior Missing weep holes over steel lintels above windows, doors, garage door(s) where there is masonry above [IRC code effective 2003].



☒ ☐ ☐ ☐ **F. Ceilings and Floors**
Comments:

☒ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**
Comments:

Vehicle Garage Door – see Section “Appliances – G” for comments regarding the door(s) and door operator(s).

EXTERIOR DOORS

Exterior doors advise to seal along edge of threshold and base of door jambs.

☒ ☐ ☐ ☒ **H. Windows**
Comments:

Notice: In the case of occupied buildings not all windows may be accessible due to personal effects, heavy storage, furniture or other conditions outside the control of the inspector.

Note there is a window tint film on the entry sidelights and the master bath.

Notice: A broken window seal is often difficult to discern - dirty windows, window screens, and varied lighting conditions make identification difficult.

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[X] Windows:

Defective double pane windows (broken seal or hazy or condensation between the glass panels) at: living room 1, master bedroom 1, NW bedroom 1, Window glazing is marked with a **black** penned **X** and/or **Orange Stickers**.

Loose insulation master bedroom north window and loose insulation at the NW bedroom window.



Loose window balance at the NW bedroom.

[X] Screens:

Screens are damaged or torn at north middle bedroom 1.

☐ ☐ ☒ ☐ I. **Stairways (Interior and Exterior)**
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☒ ☐ ☐ ☒ **J. Fireplace and Chimneys**

Comments:

Fire Box - Type: Wood burning metal firebox.

[X] Seal gas line penetration through side wall of firebox with fireclay. Similar photo – same condition.



[X] Improper combustion make-up air vent at the exterior of the chimney. This should be a screened opening with a hood to prevent rain intrusion. Purpose is that it helps draw air into a tightly sealed home when the fireplace is on.



☐ ☐ ☒ ☐ **K. Porches, Balconies, Decks, and Carports**

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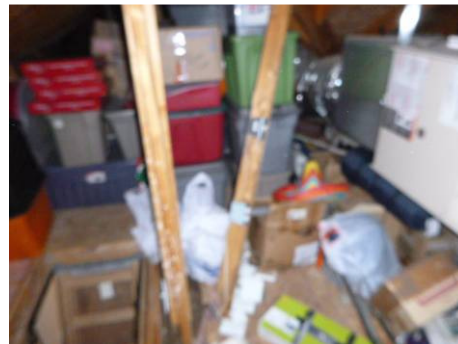
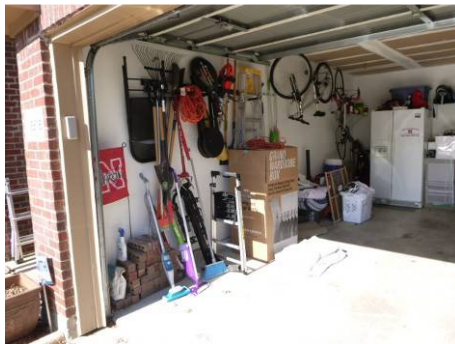
☐ ☒ ☐ ☐ L. Other

Comments:

Other **OBSERVATIONS**

The following observations about the property, are not considered to be a part of the inspection, but noted for your general information.

Storage items can obstruct the inspector's view or access to some areas i.e. garage left, attic right



There are utility boxes in the backyard at the northeast corner and southeast corner of the property.

Mail box is leaning.



II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

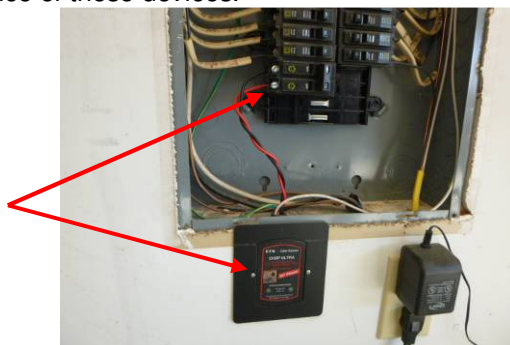
Service line is Underground Lateral / Panel of: Breakers / Main breaker: 150 AMP

Main Panel Location: Garage

[X] It has been a building practice for along time the wires entering the panel box will be separated (spread out) and attached secured with cable clamps instead of feeding all the wires in through one tight opening. Only in very recent years has the building department enforced this building practice. The photos are not of this home but are similar to the condition at this property. Left photo matches the property inspection and the right is the current practice of separating the wires/or circuits entering the panel box.



NOTE - There is a surge protector associated with the main panel – I do not inspect the operation or performance of these devices.



☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Notice: Not all wall receptacles in the home are inspected, a random selection of readily accessible standard wall outlets are inspected per room. In the case of occupied buildings many receptacles may not be accessible due to personal effects, heavy storage, furniture or other conditions outside the control of the inspector.

Smoke Alarms

For Your Information – Under current building standards one detector is required at each level and one at each bedroom in addition to those in hallways leading to bedrooms. Alarms are hard wired with a battery backup. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

[X] Alarm sensor is not working properly at the hallway by the attic pull down stair.

GFCI (ground fault circuit interrupter)

[X] GFCI Defective at the hall bath and the garage

[X] GFCI Is absent at the following locations bathrooms, garage, and exterior of home.

[X] GFCI must be present at all garage and accessory building receptacles (no provision for appliance, sprinkler, garage door opener). IRC 2006 [3802.2] & NEC 2008 [210.8A2]

[X] Outlet: Loose at the kitchen nook 1, (there may be others).

☒ ☐ ☐ ☐ C. Doorbell and Chimes
Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: Forced Central Air

Energy Sources: Gas

Comments:

Gas furnace flame pattern appears normal, operation appears to be good.

☐ ☒ ☐ ☒ B. Cooling Equipment

Type of Systems: Conventional

Comments:

Considering a simple rule of thumb on pre 2005 homes that one ton will cover every 400 SF for vaulted ceilings and 500 SF for 8 foot high ceilings. More recent homes have many energy saving factors i.e. radiant barrier, higher R-Value insulation installed in the attic and more efficient equipment which now requires energy calculations to properly assess the correct sizing for the HVAC equipment to be installed in the home.

[Note - temperature differential optimum reading 18 to 20 degrees, 14 & less is deficient.]

Whole House Zone. AC systems are NOT operated when outside temperature is below 60 degrees F. Recommend review systems when outside temperature exceeds 60 degrees to confirm proper operation.

Condensate Drains: [X] The primary condensate drain lines are not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.



Condenser Coil: Mfg. Date: 2013 / Size: 4 tons / R410-A

☒ ☐ ☐ ☒ C. Duct System, Chases, and Vents

Comments:

The filter is located in the attic at the return air side of the HVAC equip. / size is 20x24x1.

Pleated filters work best for keeping the system and air clean.

Remember to check filter status every 90 days for replacement.

[X] Return air connection to the filter container needs to be sealed.



IV. PLUMBING SYSTEM

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

Location of water meter: between the sidewalk and curb. *Other Comments*: Was full of brackish water unable to observe meter.

Location of main water supply valve: At the water meter.

Alternate shut off valve at: Unknown

Static water pressure reading: water pressure, falls within acceptable range.

Comments:

Exclusions:

Shut Off Valves for water line behind a refrigerator, visible or not, IS NOT TURNED OR OPERATED since it is common for these type of valves to drip or not reseal after opening long after the inspector has left the property.

Gas Line Comments -

Notice - Gas lines and meters are checked for the obvious smell of gas at the visible connection of the equipment or appliance. The majority of the gas supply pipes are not visible. Complete testing of gas lines requires disconnection from the meter, dismantling the line and performing a pressure check with special equipment. This is beyond the scope of this inspection.

No gas odor detected at appliance connections or otherwise.

Laundry Dryer Connection Is: Electric

☒ Washer & dryer are present, unable to check utility lines.

Exterior Faucets -

[X] Leaks at valve stem when capped and pressure is on at south side of garage.

Kitchen Sink -

[X] Loose valve handle. [X] Sink finish is chipped.

Bathroom Master -

[X] Shower - The rubber door sweep is worn.

Bathroom Hall -

☒ Sink - Restricted drainage.

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

Comments:

[X] See hall bath sink notes above.

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☒ ☐ ☐ ☒ C. Water Heating Equipment

Comments:

Energy Sources: Gas / Capacity: 1, 50 gal. / Location: Garage / MFG. 2000

The water heater exceeds the expected 10 year life.



[X] Improper water line connections to tank [Code effective 1997] should be flexible tubing connection to tank.

[X] Dielectric insulators for the water line connections are not visible, correct as needed.

[X] Corrosion at the shut off valve.



[X] Temperature pressure relief valve (TPR) frozen did not operate. Although the TPR valve may open, I do not force it since the valve may not reseal once opened.

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

Notice - The lower panel is not removed for inspection.

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

Is ducted to circulates back to interior of home.

☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

Comments:

Notice - If present delay timers and self cleaning mode are not tested.

Electric Range

Oven registered [360] degrees when set to 350F.

Convection oven – it does work

[X] Range there is no anti tip device present [code effective 1997]. Must be installed during the installation of any range installed in home from 1997 forward.

Cook top Aspect

Warming plate – yes and turned on

Operation Good

☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:

Notice - Not checked for radiation leaks. Thermometer probes are not tested.

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☒ ☐ ☐ ☒ G. Garage Door Operators

Comments:

Notice - door is operated by the wall mounted control buttons only (remote controls are not tested).

[X] Garage auto door(s) manual locking device should be disconnected or disabled from doors that have an automatic opener (TREC guideline) however city and manufacture requirements may be different.

[X] Infrared beam height should be mounted so that it is at 6 inches above the floor per the TREC guidelines. The manufacture's specifications may read differently.

[X] Wood rot at base of garage door jambs.

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☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Notice - Is limited to the visible components.

☐ ☒ ☐ ☐ **I. Other**

Comments:

Kitchen Refrigerator - Not Inspected

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. **Landscape Irrigation (Sprinkler) Systems**

Comments:

[Time clock #1]

Stations available 4. Number of stations in use 3.

Stations not mentioned did not require further comment.

[X] Station General Issues –

Some of the pop heads do not retract station #3

Some of the heads do not extend/clear the lawn station #1

Full coverage surrounding home.

Time clock mounting in the garage is loose.

Note - The back flow preventer interior is full of brackish water today, unable to see the valve.

☐ ☐ ☒ ☐ B. **Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

☐ ☐ ☒ ☐ C. **Outbuildings:**

Comments:

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

Comments:

☐ ☐ ☒ ☐ E. **Private Sewage Disposal (Septic) Systems**

Comments:

☐ ☐ ☒ ☐ F. **Other**

Comments:

The following are limitations to the Inspection as written by the TREC Texas Real Estate Commission Chapter 535 General Provisions Subchapter R. Real Estate Inspectors 535.227-535.233 Standards of Practice.

For the complete Standards of Practice visit (<http://www.trec.state.tx.us>). Or my website <http://aplusinspection.net/what-a-home-inspection-includes.html> what we inspect.

The following extractions are intended to provide clarity to some of the limitations of the Inspection Service.

Structural

Grading and Drainage

TREC Standards of Practice Page 7 - The Inspector is not required to determine the efficiency or performance of underground or surface drainage systems.

Roof Covering Materials

TREC Standards of Practice Page 7 & 8 - The Inspector is not required to: (A) determine the remaining life expectancy of the roof covering; (B) inspect the roof 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; (C) determine the number of layers of roof covering material; (D) identify latent hail damage; (E) exhaustively examine all fasteners and adhesion, or (F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof Structure and Attics

TREC Standards of Practice Page 8 - The Inspector is not required to (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; (B) operate powered ventilators; or (C) provide an exhaustive list of locations of deficiencies and water penetrations.

Walls (Interior and Exterior)

TREC Standards of Practice Page 8 INTERIOR -(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or (B) provide an exhaustive list of locations of deficiencies and water penetrations.

EXTERIOR The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or (C) operate a lock if the key is not available.

Ceilings and Floors

TREC Standards of Practice Page 8 & 9 - The Inspector is not required to (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or (C) operate a lock if the key is not available. (D) provide an exhaustive list of locations of deficiencies and water penetrations.

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Windows

TREC Standards of Practice Page 9 - The Inspector is not required to (A) exhaustively inspect insulated windows for evidence of broken seals; (B) exhaustively inspect glazing for identifying labels; or (C) identify specific locations of damage.

Fireplace and Chimneys

TREC Standards of Practice Page 9 - The Inspector is not required to (A) verify the integrity of the flue; (B) perform a chimney smoke test; or (C) determine the adequacy of the draft.

Porches, Balconies, Decks, and Carports

TREC Standards of Practice Page 9 - The Inspector is not required to detached buildings, decks, docks, fences, or waterfront structures or equipment;

Roof Structure and Attics

Electrical

Service Entrance and Panels

TREC Standards of Practice Page 10 - The Inspector is not required to (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; (8) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; (C) conduct voltage drop calculations; (D) determine the accuracy of overcurrent device labeling; (E) remove covers where hazardous as judged by the inspector; (F) verify the effectiveness of overcurrent devices; or (G) operate overcurrent devices.

Branch Circuits, Connected Devices, and Fixtures

TREC Standards of Practice Page 11 - The Inspector is not required to (A) inspect low voltage wiring; (6) disassemble mechanical appliances; (e) verify the effectiveness of smoke alarms; (D) verify interconnectivity of smoke alarms; (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (F) verify that smoke alarms are suitable for the hearing-impaired; (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Heat & Air

TREC Standards of Practice Page 12 & 13 - The Inspector is not required to (1) program digital thermostats or controls; (2) inspect: (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; (B) winterized or decommissioned equipment; or (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; (3) operate: (A) setback features on thermostats or controls; (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees; (4) verify: (A) compatibility of components; (C) the accuracy of thermostats; or (D) the integrity of the heat exchanger; or (5) determine: (A) sizing, efficiency, or adequacy of the system; (B) balanced air flow of the conditioned air to the various parts of the building; or (C) types of materials contained in insulation.

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Plumbing

Water Supply System and Fixtures

TREC Standards of Practice Page 13 - The Inspector is not required to (A) operate any main, branch, or shut-off valves; (B) operate or inspect sump pumps or waste ejector pumps; (C) verify the performance of: (I) the bathtub overflow; (ii) clothes washing machine drains or hose bibbs; or (iii) floor drains; (4) inspect: (A) any system that has been winterized, shut down or otherwise secured; (B) circulating pumps, free-standing appliances, solar water heating systems, water- conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (C) inaccessible gas supply system components for leaks; (D) for sewer clean-outs; or (E) for the presence or performance of private sewage disposal systems; or (5) determine: (A) quality, potability, or volume of the water supply; or (B) effectiveness of backflow or anti-siphon devices.

Water Heating Equipment

TREC Standards of Practice Page 14 - The Inspector is not required to (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or (C) determine the efficiency or adequacy of the unit.

Appliances

TREC Standards of Practice Page 15 - The Inspector is not required to (1) operate or determine the condition of other auxiliary components of inspected items; (2) test for microwave oven radiation leaks; (3) inspect self-cleaning functions; (4) disassemble appliances; (5) determine the adequacy of venting systems; or (6) determine proper routing and lengths of duct systems.

Optional Systems

Swimming Pools, Spas, Hot Tubs, and Equipment

TREC Standards of Practice Page 16 & 17 - The Inspector is not required to (i) disassemble filters or dismantle or otherwise open any components or lines; (ii) operate valves; (iii) uncover or excavate any lines or concealed components of the system; (iv) fill the pool, spa, or hot tub with water; (v) inspect any system that has been winterized, shut down, or otherwise secured; (vi) determine the presence of sub-surface water tables; (vii) determine the effectiveness of entrapment covers; (viii) determine the presence of pool shell or sub-surface leaks; or (ix) inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Landscape Irrigation (Sprinkler) Systems

TREC Standards of Practice Page 16 - The Inspector is not required to for effective coverage of the irrigation system; (ii) the automatic function of the controller; (iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or (iv) sizing and effectiveness of backflow prevention device.