

# PROPERTY INSPECTION REPORT ©2016

REPORT # SMC XX-03007BP

DATE & TIME OF INSPECTION 03/24/201X (08:00AM)

A SINGLE FAMILY RESIDENCE AT  
22861 XYZ DRIVE, PORTER, TX 77000



FOR MR. & MRS. DANIEL ANYONE (CLIENTS-BUYERS)

BY:  
JITENDRA M. VARMA, Professional Inspector # 3864

**PLEASE FIRST READ SECTION TITLED "HOW TO HAVE A BETTER UNDERSTANDING OF THIS REPORT" ON PAGE 5 FOR EASE OF GAINING INSIGHT INTO THIS REPORT. AND THANK YOU FOR YOUR BUSINESS.**



**FORESIGHT**  
ENGINEERING & INSPECTIONS, LLC.

(YOUR PROFESSIONAL **ONE**  ENGINEERING & INSPECTION COMPANY)

P. O. BOX 271813  
HOUSTON, TX 77277

PHONE (713) 661-9200

FAX (713) 669-9200

[www.Bestinspections.org](http://www.Bestinspections.org)

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**INSPECTED ITEMS (AS CHECKED):** ☒ GENERAL ☒ STRUCTURAL SYSTEMS ☒ ELECTRICAL PANEL

☒ HVAC SYSTEMS ☒ PLUMBING SYSTEMS ☒ APPLIANCES

### **OPTIONAL SYSTEMS** (Inspected as Checked):

☐ LANDSCAPING IRRIGATION (SPRINKLER) SYSTEMS ☐ SWIMMING POOLS, SPAS, HOT TUBS & EQUIPMENT

☐ OUTBUILDINGS ☐ PRIVATE WATER WELLS ☒ PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS ☐ OTHER

### **CONCLUDING COMMENTS & DISCLAIMERS**

Texas Real Estate Consumer Notice Concerning HAZARDS OR DEFICIENCIES (OP-I)

**TREC'S GENERAL & SPECIFIC INSPECTION LIMITATIONS**

**REAL ESTATE INSPECTION AGREEMENT & CONTRACT (REIAAC)\***

**1 PAGE**

**1 PAGE**

**5 PAGES**

**3 PAGES**

**\*REIAAC IS AN INTEGRAL PART OF THIS INSPECTION REPORT & SHALL BE READ THOROUGHLY, HOWEVER, CLIENTS' SIGNATURE IS NOT A REQUISITE TO THE ACCEPTANCE OF THE TERMS & CONDITIONS CONTAINED THEREIN.**

## **WE APPRECIATE YOUR BUSINESS**

THIS IS AN INSPECTION REPORT AND IS NOT A WARRANTY NEITHER STATED NOR IMPLIED. THIS STRUCTURAL AND/OR MECHANICAL INSPECTION REPORT REFLECTS ONLY THE OPINION OF THE INSPECTOR AS VISUALLY OBSERVED ON THE DAY AND TIME OF THE INSPECTION. **THIS COMPANY OR THE INSPECTOR ASSUMES NO RESPONSIBILITY FOR THE CONDITION OR THE PERFORMANCE OF STRUCTURAL AND/OR MECHANICAL ITEMS INSPECTED FOLLOWING THE DAY AND TIME OF THIS INSPECTION, AND ANY/ALL INACCESSIBLE AND/OR HIDDEN STRUCTURAL/MECHANICAL COMPONENTS.**

**STRUCTURAL & MECHANICAL INSPECTIONS ARE PERFORMED FOR THE PERSON(S), OR COMPANY (CALLED CLIENT) NAMED ON THIS REPORT & ARE NOT TRANSFERABLE TO ANY PERSON(S), OR COMPANY WITHOUT WRITTEN CONSENT OF THE CLIENT & INSPECTOR.**

**YES, WE DO NEW CONSTRUCTION (PHASED), ELECTRO-MAGNETIC FIELD (EMF), EIFS (ARTIFICIAL STUCCO), THERMAL IMAGING (INFRARED), COMMERCIAL, ENVIRONMENTAL & MANY OTHER INSPECTIONS.**

**> PL. CALL US WITH ALL YOUR SPECIFIC NEEDS <**

**WE DO ENGINEERING, FOUNDATION & STRUCTURAL, AND POST-CATASTROPHIC EVALUATION. WE, ALSO, DO TX DEPARTMENT OF INSURANCE INSPECTIONS**

**EXPERIENCE THE DIFFERENCE >> ☺☺☺ << WE GO THE EXTRA MILE**

# PROPERTY INSPECTION REPORT

Prepared For: **MR. & MRS. DANIEL ANYONE**

(Name of Client)

**22861 XYZ DRIVE, PORTER, TX 77000**

(Address or Other Identification of Inspected Property)

**By: JITENDRA M. VARMA, PROFESSIONAL INSPECTOR # 3864**

**03.24.201X**

(License Name and Number of Inspector)

(Date)

Not Applicable

(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](http://www.trec.texas.gov).

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**THE INSPECTION, UPON WHICH THIS REPORT IS BASED, WAS CONDUCTED UNDER THE TEXAS REAL ESTATE COMMISSION'S INSPECTOR'S LICENSE & WAS NOT AN ENGINEERING INSPECTION AND SHALL NOT BE CONSIDERED AS ONE. THIS REPORT IS NOT AN ENGINEERING REPORT AND SHALL NOT BE CONSTRUED AS SUCH. IF ANY CAUSE OF CONCERN IS NOTED IN THIS REPORT, OR THE CLIENT(S) WANTS FURTHER &/OR MORE DETAILED EVALUATION, THE CLIENT(S) SHOULD CONSIDER ENGINEERING EVALUATION BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER, EXPERIENCED IN RESIDENTIAL DESIGN & CONSTRUCTION, OR BY "FORESIGHT ENGINEERING & INSPECTIONS, LLC" FOR AN ADDITIONAL FEE, AND SUCH AN INSPECTION IS STRONGLY RECOMMENDED.**

Acceptance of this report, or relying upon it in any way, you (the client) expressly confirm your acceptance of all the conditions contained in this report and the enclosed Real Estate Inspection Agreement & Contract (REIAC). Recovery for any claim arising from this inspection for whatever cause is strictly limited to the TOTAL AMOUNT OF THE FEE PAID to the inspector or this company (Foresight Engineering) by you, the client.

The purpose of an inspection is to perform a visual (eye ball) inspection, in a limited period of time, of the structural components of the building including those portions of the roof framing and surface readily accessible and visible without moving or the removing any item or object that would obstruct visual observation; & mechanical systems without disassembly of any unit or item inspected; and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. Any item not capable of being seen at the time of the inspection that was concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. No representation or comment is made concerning any latent defects or defects not reasonably observable at the time of inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observed by the inspector, and no representation or comment can be made. Conditions not readily and visually apparent at the time of the inspection were not considered in reaching the conclusions or rendering the opinions contained in this report. **UNEXPECTED REPAIRS COULD BE ANTICIPATED.**

All functional mechanical equipment, in operable condition, was operated in at least one, but not necessarily every mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical system or systems, it is recommended that a qualified and experienced electrician be consulted.

It is emphasized that this is a limited visual (eye ball) inspection made in a limited amount of time and that some defects may not be apparent during the time of the inspection. This inspection is **NOT** intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by this report & should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. No comment in a section means that the item was performing the function for which it was intended without the apparent need of immediate repair at the time of inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

We **cannot and do not** represent or warrant that the structural &/or the mechanical systems, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended and that **all deficiencies have been found in the structural & mechanical systems.** **We do not represent or warrant that the future life of any item will extend beyond the time of this inspection.** The intention and purpose of the inspection and of this report were to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structural &/or mechanical systems inspected. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

Client understands and agrees that any failure to timely notify Inspector (within 5 calendar days of discovery) and allow adequate time to investigate and re-inspect, as stressed in the Real Estate Inspection Agreement & Contract (REIAC), shall constitute a complete bar and waiver of any and all claims the Client may have against Inspector related to the alleged act, omission, or claimed condition. If Client institutes any legal action concerning the inspection(s), and fails to prevail on all courses of actions alleged, "Client" shall be liable to "Foresight" for all attorney fees incurred in such legal action plus costs for all lost time, at the rate of \$300.00/hour, by the Inspector &/or Foresight in investigating, preparing, attending and defending themselves in court. **The client, by accepting the report(s) or relying on it in any way, expressly agrees to these terms and conditions.**

This inspection and report were prepared for your exclusive use. **USE OF THIS REPORT BY OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED AND PROHIBITED.** Reliance on this report by third parties, present or future owners and subsequent owners is at their peril. **NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.**

Estimates for repair, if verbally quoted, are provided as a courtesy and should be strictly considered guesstimates only. These guesstimates should **NOT** be viewed as bids for the actual performance of the work or of the repair suggested. **It is STRONGLY recommended that you, a prudent buyer, confirm the actual need for further evaluations & repair of each and every item in this report, the scope of the work, and the approximate cost of each such item with qualified appropriate service companies BEFORE the expiry of your option period on this transaction.** Comments may be provided by the inspector whether an item is deemed deficient or not. Inspector may be called for information and clarification concerning any item in this report

It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. **THIS IS NOT INTENDED TO BE AN EXHAUSTIVE EVALUATION OF THE STRUCTURE, NOR IS IT INTENDED TO BE A TOTAL LIST OF DEFECTS, EXISTING OR POTENTIAL.** The inspector does not take care, custody or control of the structure at any time. If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form. Client is hereby notified that there are no warranties or guarantees expressed or implied including but not limited to any implied warranties of fitness or implied warranties of merchantability.

**The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report.** All photographs taken at the subject property are not included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property. All photos can be furnished via email to you only, as a client, upon a written request and a payment of \$150.00 in certified funds upfront to cover for our time.

We **DO NOT** check if any appliance(s) or product(s) was on a recall list by the manufacturer of such an appliance or a product. It is left up to you, as our client, to research and verify if any such product(s) or appliance(s) was on the manufacturer's recall list. You are encouraged and **it's your obligation** to search the internet or manufacturer's website &/or call the manufacturer of the appliance or product for any recalls & act accordingly.



**READ THIS REPORT IN ITS ENTIRETY**

**Present at Inspection:** ☒ Buyer ☐ Buyer's Agent ☐ Seller ☐ Listing Agent ☐ Tenant ☐ Occupant ☐ BUYER'S KINS  
**Inspector's arrival time:** 08:00 AM **Inspector's departure time:** 11:30 AM  
**Apparent or approximate age of home (Client should verify)** ☐ \_\_\_ Years ☒ Unknown **Ambient Temperature** 68°F  
**Building status:** ☒ Vacant ☐ Occupied (**visibility limitations exist**) ☐ Recently Painted (**Real Condition limitations exist**)  
**Wind:** ☒ Calm ☐ Breezy ☐ Windy **Weather:** ☒ Clear ☐ Overcast ☐ Light drizzle ☐ Rain ☐ Sleet ☐ Snow/Ice  
**FOR REPORT ORIENTATION PURPOSES LEFT, RIGHT, ETC. ARE DETERMINED AS FACING STRUCTURE FROM THE STREET.**

**OTHER PERTINENT INFORMATION:**

**REFERENCES TO THE BUILDING CODES OR CODE ILLUSTRATIONS ARE USED SOLELY FOR CLARIFICATION OF THE NOTED ITEM AND DO NOT INTEND TO MEAN, IN ANY WAY, THAT A CODE INSPECTION WAS CONDUCTED.**

**ENVIRONMENTAL HAZARD INSPECTION IS NOT A PART OF THIS INSPECTION**

**This inspection does not cover environmental hazards such as pollutants, lead-based paint, asbestos contamination, urea-formaldehyde insulation, Radon, EMF, EIFS, termites & other wood destroying insects/organisms, fungus/algae/mold of any type or other similar biohazard conditions or waste, and Present or Past Illegal Drug manufacturing, activity &/or knowledge in the inspected property.**

**If you have any concerns over the presence or possible future growth of any of such items, it is your obligation, as part of your due diligence, to have the environmental inspections of your choice performed on the house prior to the expiry of the option period.**

**DETAILED INFORMATION FOR KEYS TO OBSERVATION CODES**

- | I                                   | NI                                  | NP                                  | D                                   |   |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <b>INSPECTED:</b> Item was inspected and significant repair needs or imminent unsafe conditions were not observed by the Inspector during the limited time spent at the property. Unless specified, the following is undetermined or incomplete; compliance to code, insurability of item, remaining life expectancy, and that the property is free of unsafe conditions. Comprehensive inspections can further reduce risk.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <b>NOT INSPECTED:</b> The item was present but was / could not be inspected. Explanation is provided under the affected section &/or concluding Comments' section.  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>NOT PRESENT:</b> The item was not present or discovered by the Inspector.  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>DEFICIENT:</b> A system, component or condition that, in the inspector's reasonable opinion, adversely and materially affects (may affect) the performance of a system or component or constitutes a hazard to life, limb, or property. A deficient item/component/condition may include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsafe or unsuitable installation. Deficiency may also include comments that may affect (impact) or have the potential of affecting (impacting) the items or systems in future (like closeness of trees to the property &/or excessive moisture near foundation). <u>Some items reported as Deficient may be considered life-safety upgrades to the property. All further evaluation &amp;/or repairs to deficiencies should be made by an experienced, licensed and qualified specialist/contractor, where applicable, and prior to the expiration of option period. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Whenever repairs to deficiencies or upgrades are made, the entire system should be evaluated by the qualified tradesmen who should, at the conclusion of the repair, confirm &amp; certify that all aspects of the item and related components are functioning properly and are safe. Some deficiencies and unsafe condition priorities are subjective and you, with the advice of the qualified tradesmen, will need to determine what is ultimately acceptable. Where applicable, we recommend you obtain receipts and warranties for all work performed.</u> |

**FEATURES OF INSPECTED ITEM SYMBOL** ☐ : This indented symbol in the body of report indicates feature &/or Phenomena of the inspected item, and does **NOT** necessarily indicate a deficiency or deficient item/condition in the inspected item.

## **HOW TO READ & BETTER UNDERSTAND THIS REPORT**

For ease of understanding & presentation, we have divided COMMENTS in each section in to following five distinctive sub-comments (where applicable) which are printed in distinctive colors for easy identification:

*Informational Comments: This section is printed in Dark Blue. This section furnishes very helpful information for the clients (buyers) like how to minimize problems in future and tips on preventive maintenance. For example, tree limbs overhanging roof line could fall on roof & damage it and leaf pile reduces the life of roofing shingles, or trees being too close to foundation can cause foundation problems, etc.*

**TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS:** This section is taken from the Texas Real Estate Commission's (TREC's) Most Recent Standard of Practice, printed in Deep Red and included at the tail end of the report. This section informs the Clients about TREC's inspection limitations.

**FEATURES:** This section is in black and informs the clients what kind of features (items) the property has and condition of the inspected items, if possible. For example, the type & condition of the foundation, roof and attic structure, & how inspected.

**COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION:** This is the most important section and is printed in Bright Red. It informs the clients what the deficiencies are in any particular section and are numbered for easy reference. Further explanation may be provided as to why it is deficient &/or why it should be addressed. It may be understood that it is not uncommon for service technician to find additional problems/deficiencies when a system is opened for service or repairs.

*Per TREC regulations, all inspections are conducted based on most Recent TREC's Standard of Practice in the light of most recent available International Residential Code.*

**ALL FURTHER NEGOTIATIONS, INVESTIGATIONS &/OR REPAIRS ON THE ADDRESSED DEFICIENT ITEMS/SYSTEMS SHOULD BE COMPLETED BY LICENSED (WHERE REQUIRED) & EXPERIENCED SERVICE PERSONNEL TO THE CLIENT'S SATISFACTION PRIOR TO THE EXPIRY OF THE OPTION PERIOD.**

**MORE PERTINENT INFORMATION IS LOCATED AT THE TAIL END OF THIS REPORT ON CONCLUDING COMMENTS & DISCLAIMERS' PAGE, TREC'S GENERAL & SPECIFIC LIMITATIONS, AND REAL ESTATE INSPECTION AGREEMENT & CONTRACT (REIAC). THESE DOCUMENTS ARE INTEGRAL PARTS OF THIS REPORT AND SHALL BE READ CAREFULLY.**

IF YOU FIND THAT IF ANY OF THE CHECK MARKS ON THE "INSPECTED, NOT INSPECTED, NOT PRESENT &/OR DEFICIENT" AND OTHER AREAS BOXES DO NOT SHOW UPON DOWNLOADING &/OR PRINTING THIS REPORT FROM EMAIL DUE TO SOME COMPUTERS NOT HAVING SAME SOFTWARE VERSIONS, PLEASE CALL FORESIGHT ENGINEERING & INSPECTIONS, LLC. AT 713-661-9200 IMMEDIATELY FOR A FAXED COPY OF THIS REPORT.

Transmission of this document via email provides easy access for the client; however, changes made by anyone other than the above named inspecting inspector to this document will not represent the original intent of the inspector. It is a fraudulent offense to make amendments and/or additions to this document under both state and federal laws. Only this un-amended report and the Inspector's copy will be considered original. If you have any questions or doubts about the authenticity of this report, please call Foresight Engineering & Inspections, LLC or the inspecting inspector at (713) 661-9200.

**SUMMARY OF DEFICIENT ITEMS IS NOT PROVIDED AS ALL DEFICIENT SYSTEM/ITEM/CONDITION COMMENTS ARE PRINTED IN BRIGHT RED, ITEMIZED & ITALICIZED UNDER EACH RESPECTIVE SECTION OF THIS REPORT, & ARE TOTALLY ISOLATED FROM OTHER GENERAL/OTHER COMMENTS.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

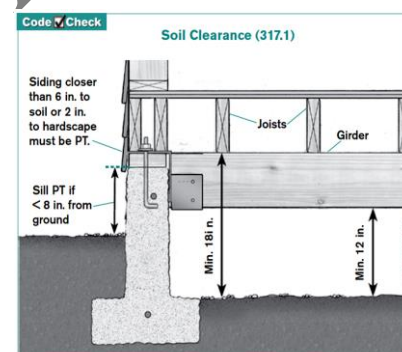
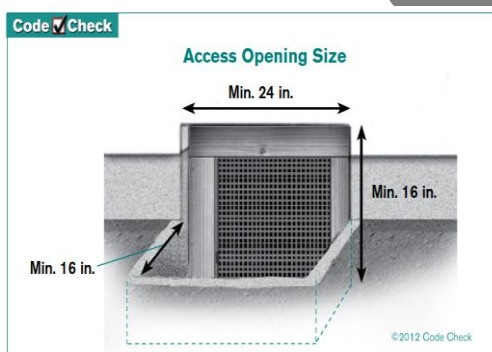
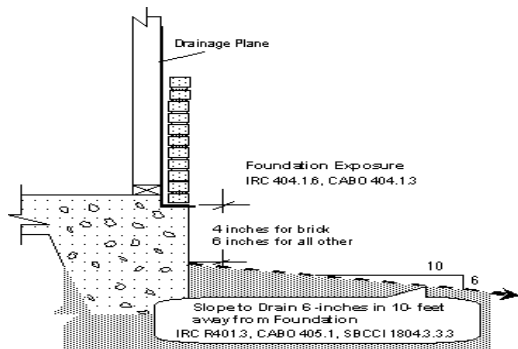
# I STRUCTURAL SYSTEMS

## ☒ ☐ ☐ ☐ A. Foundations

### INFORMATIONAL COMMENTS:

Weather conditions, drainage, ponding, plumbing leaks, and other adverse factors do affect structures and induce foundation movements. Closeness of trees and thick shrubs can play a very detrimental role in foundation heaves, settlements, cracks and foundation failures by depleting moisture from under the foundation that is needed for its structural support. Trees should be planted far away from the house so that their canopy will not overhang the roof when they are fully mature. A tree's root system mimics the canopy. Growing root system can lift sidewalks, patios and driveways causing damage and creating trip hazards.

Concrete spalling, if present, of foundations at/near exterior corners is common to brick veneered houses and is not considered a structural defect. It is caused by the friction generated at the common surface between top of foundation and bottom of first course of bricks due to uneven thermal expansion and shrinkage of two dissimilar materials.



## SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION

### FEATURES:

#### TYPE OF FOUNDATION(S):

☒ Concrete Slab

☐ Crawl Space

☐ Combination

#### SLAB/GRADE BEAM ( )

Reinforcement:

☒ Rebar

☐ Post-tensioned cable

☐ Unknown

#### CRAWL SPACE ( )

Crawl / Basement inspected from:

☐ Entrance only

☐ Limited access

☐ General Areas

☐ By shining flashlight

☐ Not accessible

☐

Ventilation appeared performing:

☐ Yes

☒ No

Drainage under house appeared performing:

☐ Yes

☐ No

Weather conditions, water leakage and other factors do cause &/or contribute towards differential movement of foundation and thus affect the performance of foundation and structure it is supporting.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Some or all of the exterior grade beams are obscured from view by soil &/or vegetation, &/or driveways/ patios/decks &/or by abutting townhouse or condo units or common property line of patio homes, and the opinion expressed herein was limited in that regard.

This limited visual inspection of the foundation is based on a one time evaluation of the conditions present on the day of inspection. The performance opinion is made without the aid of previous inspection, knowledge of cosmetic repairs to the interior and exterior walls, ceilings or the exterior brick veneer and in some cases incomplete information on previous repairs to the foundation. It is also possible that adjustments and repairs to doors, windows and flooring may have been made to make the house functional which could affect the opinion given on the foundations performance.

This report does not & cannot predict future movements, repair potentials or past repair histories. Thus future performance of foundation &/or the supported structure cannot be forecasted and is NOT warranted. **CONDITIONS COVERED BY FLOORING &/OR STORED ITEMS ARE UNKNOWN & CAN NOT BE DETERMINED.**

☐ **Unique Observations:**

*From all observations made during the limited visual inspection, all flatwork (driveways, walkways and patios) appeared to be performing on the date and time of the inspection excepting the deficient items, if any, noted in the Deficient system/item/condition Comments Section(D) below.*

**Comments on Performance of Foundation:** Based on the limited visual observations of accessible & unobstructed areas of the structure during the limited time spent at the subject property, it is our professional opinion that foundation was working as intended on the day of inspection (future performance of the foundation **CANNOT** be predicted or warranted, and is in no way whatsoever intended to imply that the foundation will continue to perform in this manner in the future).

- ☐ **Foundation(s) was DEFICIENT due to:**
- ☐ **Open / Offset Crack(s) in grade beam(s)/slab \***
  - ☐ **Excessive settlements as determined by (as checked) \* :**
    - ☐ Binding/Shaved/Dragging/Non-latching/Out of Square/Ghosting/Warped &/or Twisted doors or Frames
    - ☐ Frieze Board or Framing Separations
    - ☐ Excessive floor slopes/Counter tops/Cabinet Doors &/or Window/Door Casings
    - ☐ Window/Wall/Ceiling/Floors Cracks or separations.
    - ☐ Separation of walls from Ceilings or walls
    - ☐ .Excessive Cracking/Buckling/Deflecting/Rotating of Masonry cladding
    - ☐ Excessive use of caulking around door/window frames to cover separations
    - ☐ Micro-elevation Survey (Included, if performed) ☐ Sloping Floors
  - ☐ **Soil Erosion, Subsidence or Shrinkage adjacent to Foundation**



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D=Deficient

I NI NP D

**\*Further evaluation by a licensed professional structural engineer, experienced in residential design & construction, is strongly recommended prior to expiration of option period.**

☐ COMMENTS ON OTHER DEFICIENT SYSTEM/ITEM/CONDITION (D):

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **B. Grading and Drainage**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

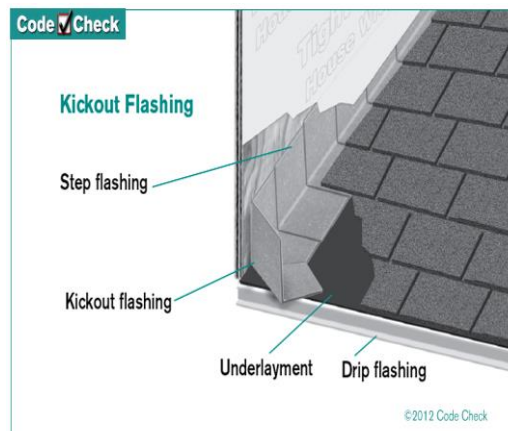
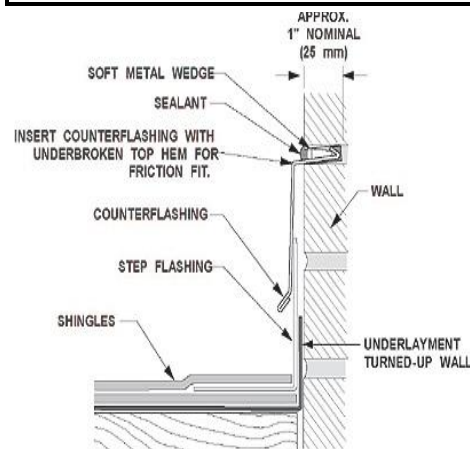
☒ ☐ ☐ ☒ **C. Roof Covering Materials**

**INFORMATIONAL COMMENTS:**

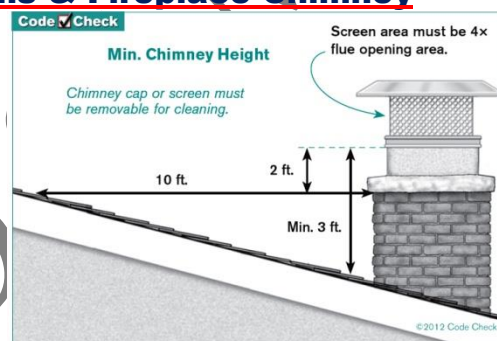
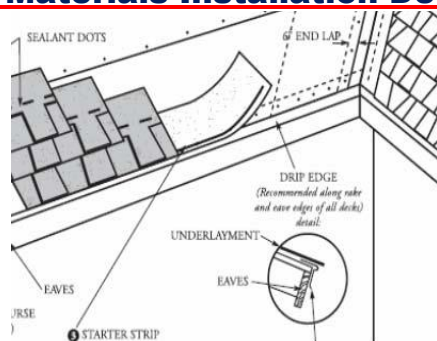
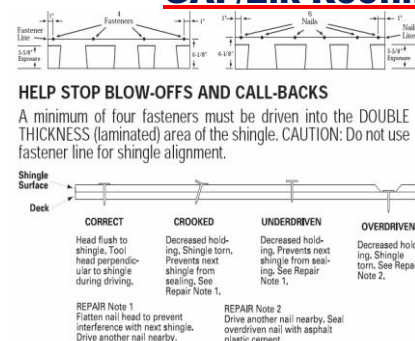
*Gutters discharging on roof, tree branches overhanging & touching roof, and leaf pile ups on roof can have a detrimental effect on the life expectancy of the roof covering and premature failures. Gutters and valleys are subject to water backing up under the shingles causing leaks, shingle staining and fungus. Gutters and downspouts should be cleaned frequently. Downspouts should be placed at no more than 20' spacing to prevent overflow during rains and water intrusion.*

*Roof penetrations, especially the fireplace(s), loose/lifting flashing and exposed roofing nails could be a source of water intrusion. These create weak points in the roof system and periodic leaks and maintenance should be anticipated. Most roof leaks occur at around flashings. They should lay flat on the roofing surface. Dormers often are also another source of leaks due to improper flashing. Lifting/fish mouting shingles are more prone to be blown away during high wind. According to the National Association of Home Builders, 90% all roof leaks occur through rusted flashings, exposed nails, roof mounted flue pipe ventilators through rusted flashings through rusted flashings, exposed nails, roof mounted flue pipes, ventilators or chimney flashings. We recommend that the attic spaces be monitored periodically during heavy rainfall to identify and repair any leakage which may become apparent, especially around penetration roof stacks/vents. On the Gulf Coast, water penetrations around roof vents, flashings, windows and doors are common during wind-blown rain, and not readily detectable. Most roofs will leak and all roofs will eventually leak. Water penetration resulting from wind-driven rain or severe weather conditions cannot be determined until they happen, are located, and then repaired. **This limited visual inspection is not a certification or warranty that the roofing surfaces will not leak.***

**TYPICAL FLASHING INSTALLATION DETAILS**

**I=Inspected**
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**D=Deficient**
**I NI NP D**


## GAF/Elk Roofing Materials Installation Details & Fireplace Chimney



## SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION

### FEATURES:

**Types of Roof Covering:** ☒ Composition ☐ Wood ☐ Metal ☐ Tile/Tile like ☐ Slate  
☐ Built-up ☐ Over wood shingles\*

**\*Expensive to replace, fire hazardous and sometimes difficult to insure**

**Viewed From:** ☐ Ladder at eave ☐ Walking some surfaces ☐ Areas inaccessible ☐ Roof edge beyond 12' ladder reach  
☒ Ground with binoculars/ High powered zoom lens (due to high pitch, wet roof &/or other unsafe conditions) ☐

**Any Evidence of Water Penetration in visible areas:** ☒ No ☐ Yes

**Previous Repairs observed to:** ☐ Roof Covering Materials ☐ Flashing Details ☐ Skylights ☐ Other Roof Penetrations

**Roof fastenings inspected:** ☐ Yes (By lifting shingles &/or from attic) ☒ No (Note 2 below)

**Roof Condition:** ☐ Very Good ☒ Good ☐ Good to Fair ☐ Fair ☐ Fair to Poor ☐ Poor ☐ Damaged ☐ Leaking

**NOTE 1:** This report is an opinion of the general quality & condition of the roof and does not cover manufacturer's installation requirements. Roofs are NOT inspected to meet insurance requirements &/or code requirements. **Roof leaks can and may occur at anytime, regardless of the age of the roof, and cannot be accurately predicted. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by visual inspection.**

**NOTE 2:** Fastening of roof covering material may not/could not have been not determined as it does destroy the sealing & bonding of the shingles, causes cracking & breaking in the old & brittle shingles when shingles are lifted to examine the fastenings and, also, it may void the shingles warranty from the manufacturer. The inspector will attempt to determine fastening of the roof covering material

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|-------------|------------------|----------------|-------------|
| I           | NI               | NP             | D           |

as determined by a random sampling (requires lifting the shingle tab) without damage to the shingle, if possible. Brittle, old/damaged shingles or shingles out of reach cannot be counted. If not counted, the inspector will list action on the report and notify the client per Standards 535.227(b) (5) (A) Departure rule. Tabs not sealed down are subject to damage or loss of tabs by wind, wind driven rains or other such forces.

**NOTE 3:** Roof could not be fully inspected due to high roof or inaccessibility, limited sight distance/observation angle, or adverse weather conditions. It is strongly recommended that the roof be inspected by a professional roofer prior to the expiration of option period and repaired/replaced if needed.

***Future performance of roof coverings is NOT estimated. Insurability is not determined under the scope of this inspection. The roofing and flashing are visually observed for defects and indication of leaks, however, all leaks may not be detected visually. The detection of some leaks requires water testing which is NOT a part of such an inspection.***

***Evaluation by an experienced and qualified roofing contractor is recommended, prior to finalizing any negotiations, if deficiencies in the following section are noted OR clients wants further evaluation from the roofing contractor prior to expiration of option period.***

**Roof was not fully walked on OR not walked on at all due to height, high pitch, wet roof, &/or other unsafe conditions or damage to the roof &/or roof covering and hence inspected from ground level with high powered binoculars &/or high powered zoom camera lenses.**

Visible areas of the roof covering appeared to be working as intended on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. See Notes 1, and 2 above.
2. Roof may not be covered by the manufacturer (check with the manufacturer of the shingles) as most roofing manufacturers require a 3/4" air space between bottom of sheathing and insulation (per FHA requirements). A letter dated May 10, 2014 from Owens Corning as a sample follows. Other manufacturer may have similar or different roofing shingle requirements unknown to inspector. Client is urged and encouraged to independently verify this from the shingle manufacturer.

Owens Corning World Headquarters  
One Owens Corning Parkway  
Toledo Ohio, 43659

May 14, 2010

RE: Insulated Roof Deck

To Whom it May Concern:

This letter is to address Owens Corning's position regarding shingle application over insulated roof assemblies.

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|-------------|------------------|----------------|-------------|
| I           | NI               | NP             | D           |

Typically, insulated roof assemblies do not allow for adequate ventilation of a roof system due to the lack of free-flow ventilation space that is necessary between the top of any insulation and the underside of a nail able roof deck. The insulation in these types of assemblies is normally in direct contact with the roof deck. Due to the lack of free-flow ventilation in this system, heat build up, which is typically the result of inadequate ventilation, may accelerate weathering and compromise the long term performance of the shingle. Because of this, Owens Corning **does not recommend** installing shingles over insulated assemblies without proper ventilation.

As a condition of the Owens Corning Limited Warranty on Roofing Shingles, ventilation must meet FHA Minimum property Standards. A minimum 3/4 inch air space is needed between the underside of the roof deck and any insulation in order to meet the minimum FHA requirements for **most** residential homes.

Sincerely,  
Mel Sancrant  
Roofing Specialist Building Material Technical Solutions  
Owens Corning

3. Downspout(s) &/or gutter drop(s) that were discharging onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration &/or failure and staining of the roofing, as the rain water washes the protective grit of the shingles which protects the roof from weather and ultra violet rays of the sun, on the downstream side of the downspout(s) &/or gutter drop(s). See left photo.
4. Missing kick out flashing at the junction of walls to divert rain water to gutters below or roof. See top right illustration. See right photo.



☒ See Concluding Comments & Disclaimers' page for more information & comments

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

**INFORMATIONAL COMMENTS:**

*Ventilation is very important for all buildings. Attic ventilation reduces the amount of moisture that can develop in insulated areas of attics and contributes to increasing the life of the roof covering by reducing condensation and heat buildup. Proper and sufficient ventilation can reduce accumulation of toxic &/or offensive fumes, &/or fungal/mold/mildew growth and thus contributing to a healthy house. It is important that attic ventilation should be kept open and clear all year around. This will insure that the underside of roof decking is dry and free of water stains, and mildew caused by leaks.*

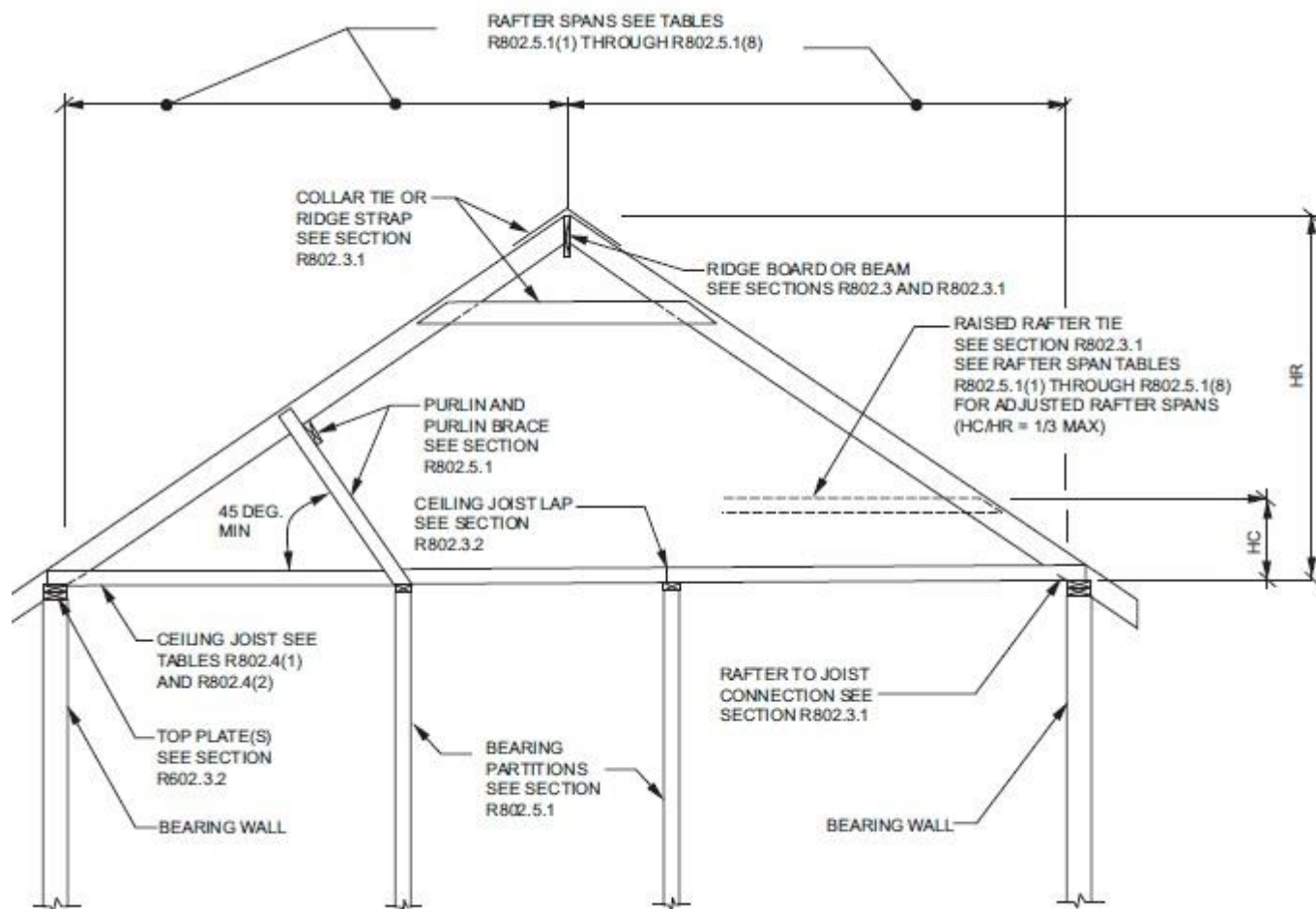
*Insulation plays a very important part in making the house comfortable and on the cost of heating & cooling the house. Two types of insulation is commonly used, viz., batt and blown-in (loose fill). Blown-in insulation gets compacted over a period of time and loses its*



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*R-value. A minimum of 6" insulation in the floor of the attic is recommended. For reasonable fuel consumption, 10 to 12" of insulation is desired.*

## Typical Conventional Framing Diagrams



## SEE TREC'S GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION

### FEATURES:

- Viewed From:** ☒ Walking decked or safe areas and observing general conditions\* ☐ No access opening found  
☒ Areas were obstructed\* ☒ Areas were inaccessible\* ☐ From opening only (no safe decked area)\*
- Approximate Average Depth of Insulation:** ☒ Foam 6 " ☐ Blown     " ☐ None
- Any Evidence of Water Intrusion in visible areas:** ☐ No ☐ Yes
- Ventilation Present:** ☐ Yes ☒ No ☐ **Ventilation appeared performing:** ☐ Yes ☐ No
- \*\*Expensive to replace, fire hazardous and sometimes difficult to insure

*Limited access; due to mechanical equipment, insulation, storage &/or the design of attics; always presents a limitation on inspection of attics. Only decked and other safe accessible areas of attic(s) were*

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inspected and reported. **Inaccessible and unsafe areas were not/could not be inspected and excluded from the findings of this report. INSPECTION OF INSULATION COVERED BY STRUCTURAL, ELECTRICAL & MECHANICAL COMPONENTS IS EXCLUDED FROM INSPECTION.**

**A thermal (infrared) imaging, for an additional fee, is strongly recommended if a cause of concern exists or is noted in the section below, or the Client wants further evaluation to assure himself/herself/themselves of conditions in these areas.**

### **\*The attic can never be fully inspected.**

**Inspecting attic always presents limitation of a thorough and complete inspection due to the following factors:**

- 1. Attic insulation covering the framing.**
- 2. Blown-in insulation retainers covering framing members.**
- 3. Inaccessibility to get to corners & eaves near and where rafters meet top plates.**
- 4. Under mechanical equipment.**
- 5. Under storage in attic.**
- 6. Un-decked areas (there are no attics that have safe walking areas to reach far locations from the attic opening) restricting safe means to walk on and inspect framing in far locations.**

**Normally, decked area is provided only from the attic opening to the mechanical equipment to service such equipment.**

Visible areas of the roof structure & attic appeared to be working as intended on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.

#### **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

- 1. Since most attic framing is covered with sprayed on foam, condition and sizing of structural framing could not be determined. See left photo.**
- 2. The inspector is NOT familiar with sprayed on foam insulation. It might save some energy but it has lot more CONS coming with it. It is strongly URGED that the client should seek an expert advice from a person who is well versed and experienced in foam insulation. See left photo.**
- 3. Purlin bracing was not unsupported over the beam. See right photo.**

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☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **F. Ceilings and Floors**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **H. Windows**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

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

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☒ See Concluding Comments & Disclaimers' page for more information & comments

☐ ☐ ☒ ☐ **L. Other: Fences & gates, and gate operators**

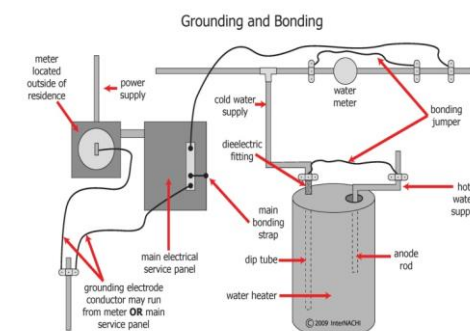
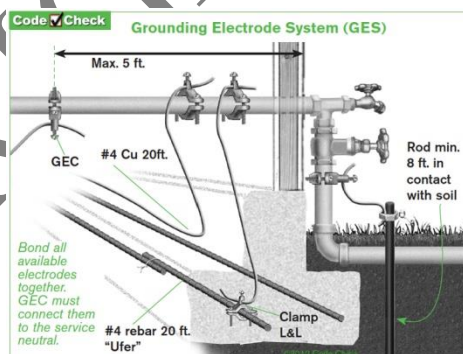
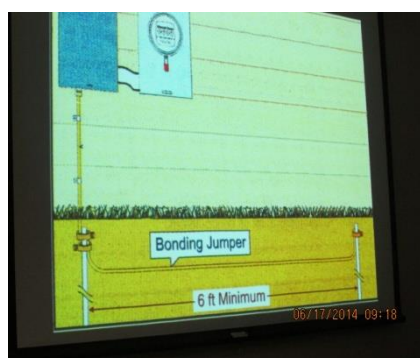
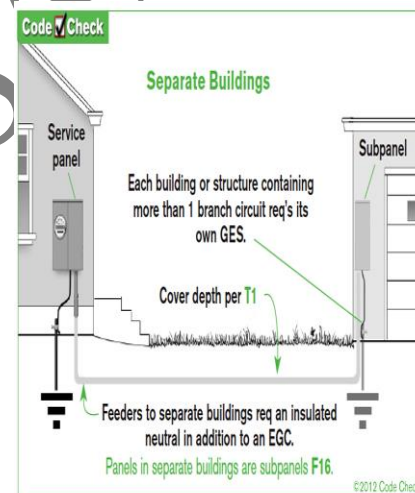
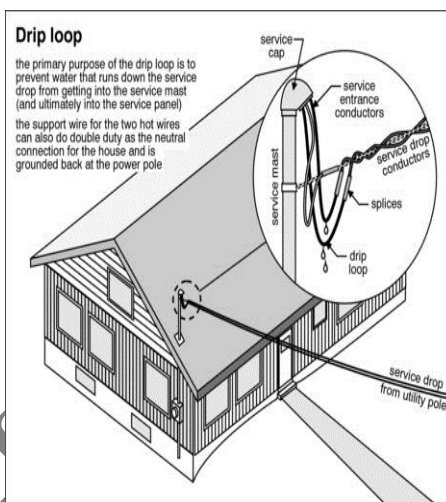
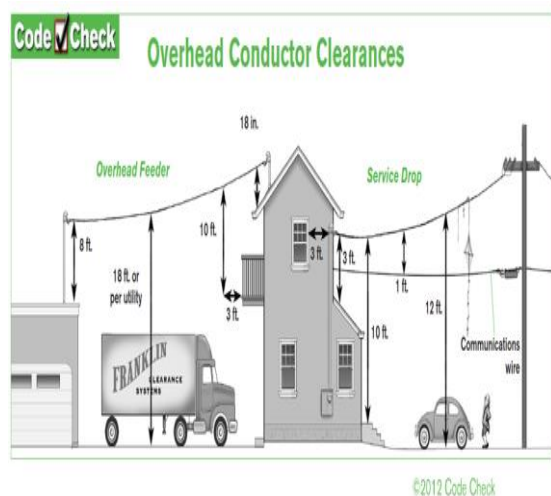
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

## II ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

### Typical Details





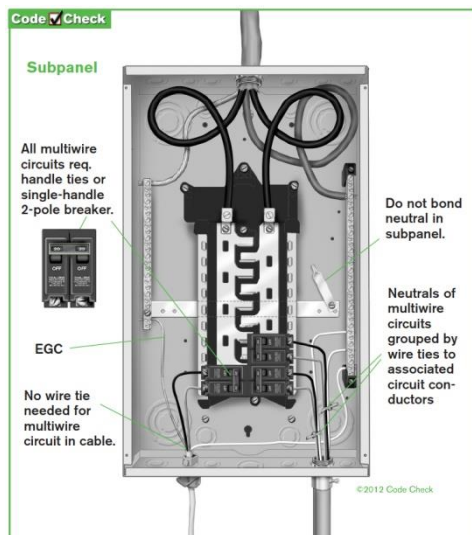
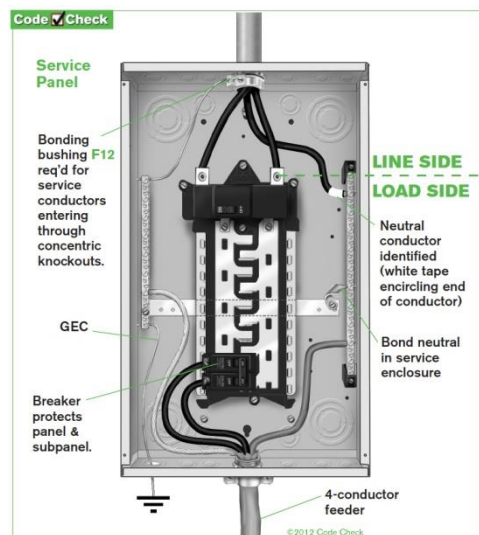
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**Arc Fault Circuit Interrupter Breaker**

### INFORMATIONAL COMMENTS:

When overhead power supply is less than 10' above the yard or 12' above the driveway, or when it comes in contact with trees or shrubs, it can be unsafe and should be promptly corrected.

A larger portion of the electrical system is concealed behind walls, ceiling and attic, and, obviously, not all the conditions relating to these un-inspected areas can be known. The inspection of the electrical system is strictly limited to the visible and accessible components, the entrance cable, meter box, service panel(s), outlets, switches, and the visible portion of the wiring. Where possible and practical, the cover(s) of the main service panel(s) and sub-panel(s), if present, are removed to investigate adverse conditions.

While some deficiencies in the system are readily discernible, not all conditions that can lead to the interruption of electrical service &/or that are hazardous can be identified.

**NOTE 1:** Arc Fault Circuit Interrupters (AFCI) are breakers designed to provide protection from the effects of arc faults by recognizing the characteristics unique to arcing and by functioning to trip the circuit when an arc fault is detected. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. Arc faults are a common cause of residential electrical fires. These devices are now required in all 120 volt, 15 & 20-amp branch circuits throughout the house on all living area circuits on all new construction per latest NEC electrical Code. Absence of AFCI on house circuits poses a **safety hazard**. It is strongly recommended that AFCIs be installed in the electric panel(s) on all 120 volt, 15 & 20-amp branch residential living area circuits. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current **TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.**

**SEE TREC'S GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION**

### FEATURES:

Main panel location: ☒ Exterior ☐ Garage ☐ Clothes Closet ☐ Kitchen/utility ☐ Bathroom ☐ Not Found  
Main disconnect Present: ☒ Yes (If readable) size ☒ 200 Amps (House) & 150 Amps ( Barn)  
☐ No (If not, # of throws of hand: )

**Only items visually accessible at the time of inspection are commented on. This inspection does NOT address electrical design, capacity, wiring & breaker adequacy.**

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**Assumptions are NOT made on the condition of such inaccessible items behind walls & ceilings and covered by insulation. Load testing of circuits were NOT performed.**

**A thermal (infrared) imaging, for an additional fee, is strongly recommended if a cause of concern exists or is noted in the section below or to assure that the circuits/breakers are not overheating, or the Client wants further evaluation to assure himself/herself/themselves of conditions behind covered areas.**

From all observations made during the limited visual inspection, all systems appeared to be performing on the date and time of the inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.

**✓ COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. There was only one grounding electrode visible on the property. Grounding requires the use of a grounding system. A second means of grounding should be installed per IRC and the NEC. The IRC requires that a grounding system be installed per Sections E3607.2 and E3608. A grounding system, as defined by the electrical codes, means two direct grounding electrodes or a made electrode and a concrete encased electrode with access to the connection of the concrete encased electrode. Access to a concrete encased electrode or to a grounding ring does not have to be provided and may not be visible. The presence of a proper grounding electrode system should be verified or a proper grounding electrode system should be installed for safety. See middle row illustrations for examples. See first row photos.
2. Bonding bushing was missing in the main electric panel at the entry of service conductors at the knockout. See bottom row left illustration. See first row photos.
3. The neutral wires (with white insulation) used as second hot were not re-identified or were not properly & permanently on 220 volt circuit(s) in sub panel. When using such wires as hot wires, they should be re-identified permanently for safety. All hot (ungrounded) conductors are required to be identified by the use of any color other than white, gray or green or bare copper. See second row left photo.
4. AFCI breakers were stacked in sub panel. These should be separated as they generate heat for improved performance. See second row right photo.



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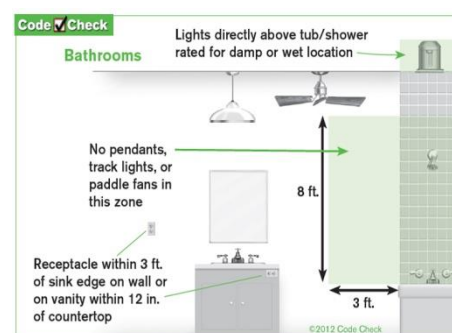
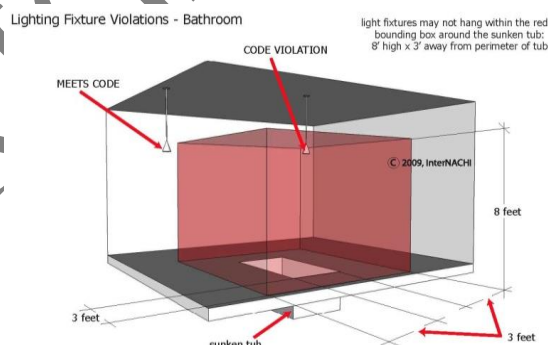
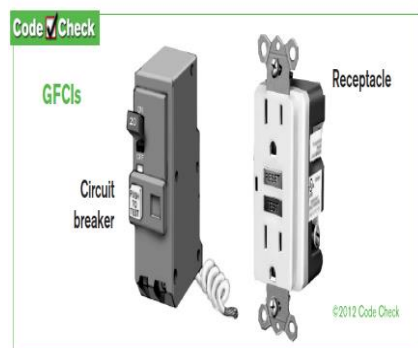
See Concluding Comments & Disclaimers' page for more information & comments

**B. Branch Circuits, Connected Devices, and Fixtures**

**INFORMATIONAL COMMENTS:**

Branch circuits consist of light fixtures, switches, receptacles, 220 & 110 volt electrical appliance circuits, GFCIs, AFCIs and such other items.

GFCI: Ground Fault Circuit Interrupter is a device intended for the protection of personnel that functions to de-energize a circuit or a portion thereof within an established period of time when a current to ground exceeds the value for a class A device. GFCI devices are installed in places where there is a presence of water and moisture such as kitchen, bathroom and outside locations. All GFCIs should be tested once a month to make sure they are working properly and are protecting you from fatal shock. GFCIs should be tested after installation to make sure they are working properly and protecting the circuit. To test the receptacle GFCI, first plug a nightlight or lamp into the outlet. The light should be on. Then, press the "TEST" button on the GFCI. The GFCI's "RESET" button should pop out, and the light should go out. If the "RESET" button pops out but the light does not go out, the GFCI has been improperly wired. Contact an electrician to correct the wiring errors. If the "RESET" button does not pop out, the GFCI is defective and should be replaced. If the GFCI is functioning properly, and the lamp goes out, press the "RESET" button to restore power to the outlet.





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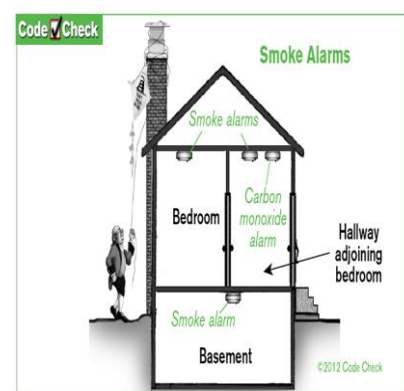
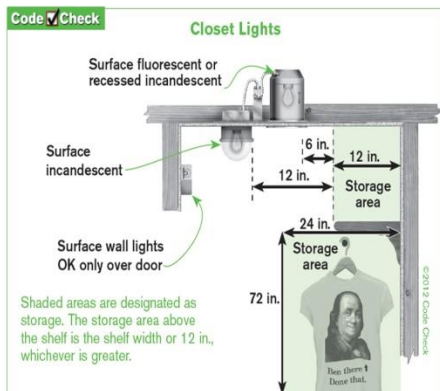
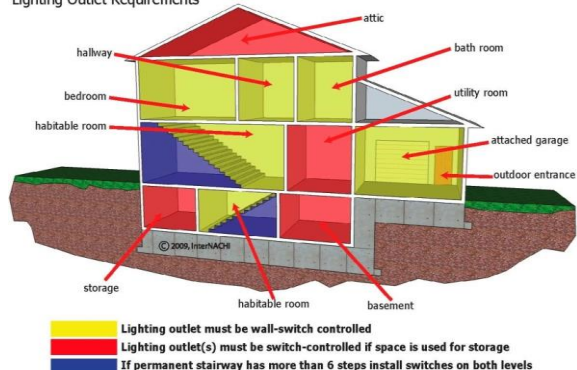
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**D=Deficient**

**I NI NP D**

Lighting Outlet Requirements



Damaged/missing receptacle & switch plates, and damaged switches & receptacles should be promptly replaced as they pose a safety hazard. Remember the golden rule “electricity and water don’t mix together”. Play it safe.

**SMOKE DETECTOR** is a device that senses the presence of smoke in a building and warns the occupants, enabling them to escape a fire before succumbing to smoke inhalation or burns.

Smoke detectors provide an early warning of presence of smoke and potential fire(s) and thus could be potentially life and property savers. Under current National Fire Protection Association (NFPA) standards At least one smoke detector should be present per floor, in every bedroom and all sleeping hallways. We recommend hardwired smoke alarms (connected directly to the electrical system), with battery backup, tied to a central alarm system(so they all will sound) since they will provide more dependable and long term service. These should be tested on monthly basis. If the house has natural gas equipment, installing carbon monoxide detectors near gas water heaters & gas furnaces, one per sleeping hallway could be a wise investment for human safety. The installation of Type ABC fire extinguisher(s) in the kitchen, laundry, and garage, if applicable, is also advised. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacturer(s), and read these links: [www.cpsc.gov/CPSC/PUBS/464.pdf](http://www.cpsc.gov/CPSC/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).

Recessed lights should be fitted with bulbs suitable to this application. Otherwise, there is a risk of overheating and/or fire. Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify safety of the system.

**Batteries on smoke detectors should be replaced twice a year in all smoke detectors.**

**SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION**

## FEATURES:

Type of Wiring: Primary branch 110/120 conductor type seen: ☒ Copper ☐ Aluminum ☐ Copper & Aluminum

Primary branch 220/240 conductor type seen: ☒ Copper ☐ Aluminum ☐ Copper & Aluminum

☐ **Smoke Detectors tied to security systems were/might not be inspected.**

## For Aluminum Wiring

"CO/ALR"\* marked receptacles/switches seen: ☐ No ( ) ☐ Yes ( ) (# checked )

Ideal "65"Twister \*(purple) connectors seen: ☐ No ( ) ☐ Yes ( ) (# checked )

Copper pigtail\*\*\* with common connectors seen: ☐ No ( ) ☐ Yes ( ) (# checked )

Copalum Crimp Devices: ☐ Yes ( ) ☐ No (Safety Hazard) (# checked )



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

**Connections were:**
☐

Proper

☐

Improper

☐

Incomplete repairs

☐
**NO REPAIRS NOTED ON ALUMINUM WIRING**

\*CO/ALR receptacles have failed in laboratory tests when connected to aluminum wire typical of that installed in existing homes. The test conditions simulated actual use conditions; no "overstress" type of testing was used.

**NOT RECOMMENDED** by US Consumer protection Safety Commission and at best can be used as an emergency temporary repair for a failed aluminum termination. Should such a repair be performed, the Commission staff recommends that you arrange to have your home rewired or the COPALUM crimp connector repair performed as soon as possible.

**\*\*NOT RECOMMENDED** by US Consumer protection Safety Commission. The purple Ideal #65 "does not withstand its UL Listing. These connectors do not meet the UL486C heat-cycle test performance requirements when tested with splices representative of the common "pigtail" combination used in aluminum-wired homes, even though the connector is UL listed for those wire combinations.

**\*\*\*NOT RECOMMENDED** by US Consumer protection Safety Commission. The Commission believes that this method of repair does not solve the problem of overheating present in aluminum branch circuits. Over time, substantial numbers of these connectors have overheated in laboratory tests. "Pigtail" Is Not a Recommended Repair.

**"Lot more information on aluminum wiring can be found on CPSC's web site  
(www.cpsc.gov)."**

Following Color Codes used for Receptacles: **Red dots** – GFCIs missing or inoperative, **Orange dots** - Reverse Polarity, **Green dots** - non-grounded or loose ground, **Yellow dots** – Missing or loose neutral wire & other problems, and **Blue dots** - non-working plugs or lights.

***Only items (branch circuits, connected devices and fixtures) visually accessible at the time of inspection are commented on.***

***Assumptions are NOT made on the condition of such inaccessible items behind walls & ceilings and covered by insulation.***

***A thermal (infrared) imaging, for an additional fee, is strongly recommended if a cause of concern exists or is noted in the section below or to assure that the circuit/breakers are not overheating, or the Client wants further evaluation to assure himself/herself/themselves of conditions behind covered areas.***

***Not all receptacle outlets can be checked/inspected or accessible in furnished/occupied residences. Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not tested.***

***Note: Inspection of branch circuit components is limited to accessible outlets, switches and other visible components. Outlets in the home made inaccessible by furniture or other items will not be inspected. Yard lights, low voltage lighting, lighting operated by photo cells, motion sensors, mercury vapor lights, intercoms or timers were not inspected.***

***From all observations made during the limited visual inspection, all systems appeared to be performing on the date and time of the inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.***

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

**1. The exterior outlets need a water proof bubble type plastic cover.**

**I=Inspected**
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**D=Deficient**
**I NI NP D**

2. Ground fault circuit interrupters (GFCI) were not present &/or were inoperative on all the required receptacles {in the kitchen, wet bars, laundry room near sink, baths, exterior, hot tubs, pool, garage, unfinished basements, crawl space and other wet/potentially wet area(s)} per current IRC E3902. These were inoperative &/or missing on kitchen island receptacle-a safety hazard. Top right illustration shows a circuit breaker GFCI and a receptacle GFCI. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of a ground fault circuit interrupter (GFCI) is recommended. Such locations were marked with red dots for ease of identification of such receptacles. See first and fourth row left photos.
3. Space between face plate and edge of the electrical junction box exceeds 1/4" (allowable by current codes). Missing required spacer boxes (spark rings) on all kitchen /bath counter top outlets and switches with the tile/stone/granite back splash (reference NEC370-20 & current IRC E3906-6). See first row right photo.
4. Wall(s) 2' or exceeding 2' in a habitable room missing a receptacle (dining room columns). Such locations were marked with yellow dots for ease of identification of such receptacles. See second row left photo.
5. Receptacle exceeding 6' from opening(s) in a habitable room. Such locations were marked with yellow dots for ease of identification of such receptacles. See third row left photo.
6. Receptacle spacing exceeding 12' in a habitable room. Such locations were marked with yellow dots for ease of identification of such receptacles. See third row right photo.
7. Non-working 110 volt receptacle(s). Such receptacle(s) and circuit should be investigated and/or repaired. Such locations were marked with blue dots for ease of identification of such receptacles. See fourth row photos.
8. Open wiring connections &/or termination without a junction box-unsafe and improper. It should be terminated in a junction box. See fifth row left photo.
9. Wall switch(es) was(were) discovered within 3' of the wet area (left hall bathroom). See top row right illustration. This should be repaired as is poses a safety hazard. Such locations were marked with yellow dots for ease of identification. See second row right photo
10. Missing/Inoperative CO (carbon monoxide) detectors in the home. We recommend installation of (CO) detectors in accordance with the manufacturer's installation instructions in any home containing fuel burning appliances. See bottom row right illustration.



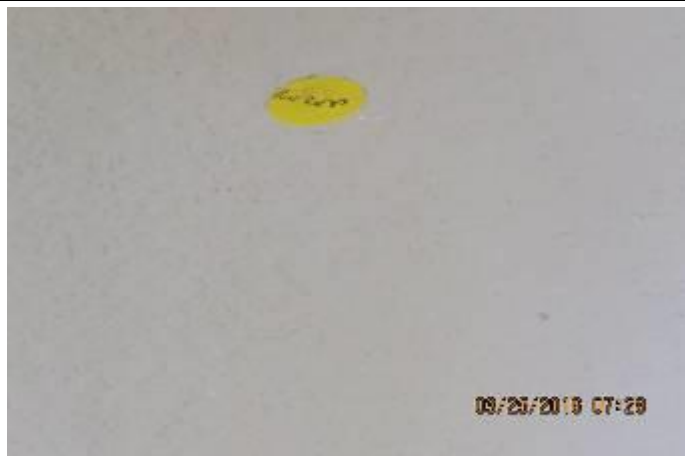
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D


☒ See Concluding Comments & Disclaimers' page for more information & comments

### III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### INFORMATIONAL COMMENTS:

***A full evaluation of the integrity of the heat system(s) requires disassembly of HVAC system(s) to inspect the coils, heat exchangers, heat strips, plenum, transition and other inaccessible items is beyond the scope of visual inspection by a TREC licensed inspector. No disassembly or tape removal was done.***

***Assumptions are NOT made on the condition of such inaccessible items behind walls & ceilings and covered by insulation.***

***This limited visual inspection does not provide a complete evaluation of the HVAC system and does not address remaining life of the components. The system has not been dismantled or checked for proper sizing of the system to efficiently cool or heat the house. The system has not been checked to insure all components of the system are compatible and properly sized.***

***Air handling system(s) not inspected for air quality &/or dust collection. Sizing balance between condensing unit and evaporating unit is NOT addressed under the scope of this inspection.***

***It is highly recommended that the HVAC system is further evaluated prior to the end of the option period by a qualified HVAC specialist. A firm repair estimate should be obtained for all repair or service work needed on the system.***



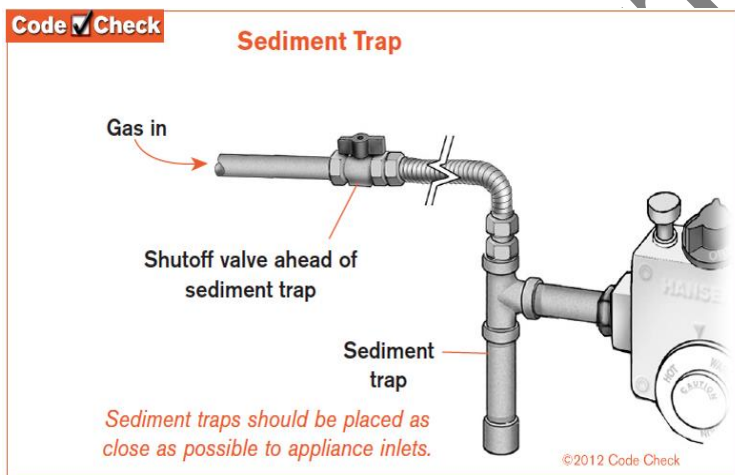
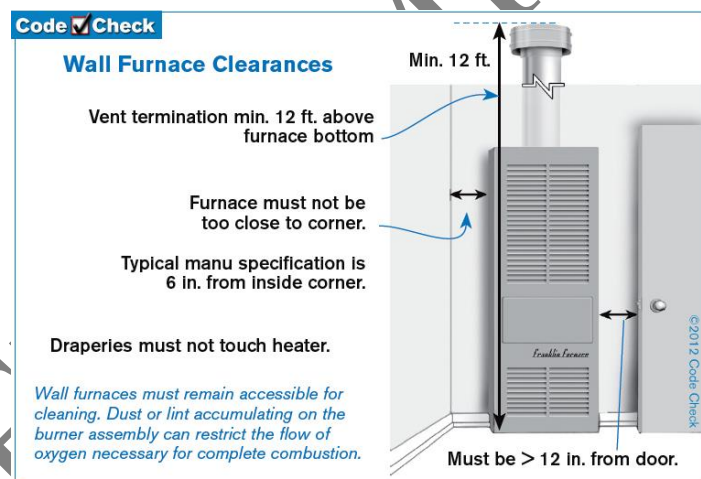
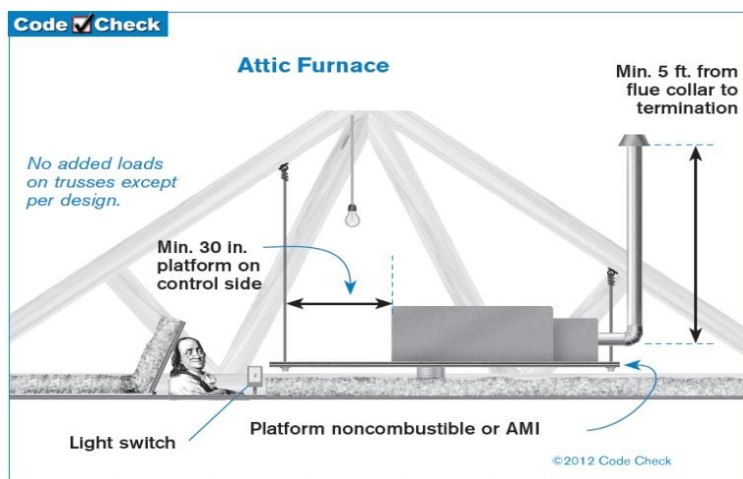
**I=Inspected**
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**D=Deficient**
**I NI NP D**

Unit(s) should be serviced, cleaned and adjusted by an experienced and licensed HVAC technician each year prior to the start of heating & cooling seasons (heating in October & cooling in March) for an economical, efficient and safe operation. Seller should be consulted if any HVAC components have been recently repaired/replaced. Filter should be changed a regular basis (once a month).

☒ ☐ ☐ ☒ **A. Heating Equipment\*** \*May not be operated when inside temperature is above 85 Degrees F

### INFORMATIONAL COMMENTS:

It should be understood that the heat exchanger on gas units (which is the most critical part of the furnace) can only be viewed to a limited extent or may not be visible at all. Limited examination on our part is not to be considered as a conclusive evaluation of the heat exchanger.



**A conclusive evaluation can only be performed by an experienced and licensed HVAC technician by partially dismantling the furnace and the Client is strongly urged to do that prior to expiration of option period.** A yellow flame &/or excessive rust or soot indicates improper combustion &/or a possible leak in the heat exchanger that could allow combustion gases and carbon monoxide to enter into the living areas, which could be dangerous and possibly life threatening or deadly.

**SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION**

### FEATURES:

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|-------------|------------------|----------------|-------------|
| I           | NI               | NP             | D           |

**Type of Systems:** ☒ One zone ☐ Multiple Units ☒ Central ☐ Window ☐ Wall Panel ...  
☒ Central Make: Lennox Approx. Age: ☒ 1 years ☐ Unknown **Type:** ☒ Forced air (central/Window)  
**Energy Sources:** ☐ Gas ☒ Electric ☐ Solar ☐ Solid fuel <sup>\*</sup> ( **not inspected** )  
**Thermostat(s):** ☐ Standard ☒ Programmable **(programmable &/or setback features not inspected)**

*The furnaces have a typical life expectancy of 10 to 15 years. Replacement should be expected and it would be wise to budget for new unit(s). One cannot predict with certainty when replacement will become necessary.*

*All visible components of the equipment appeared to be working as intended on the day and time of inspection excepting the deficient items, if any, noted below in the Deficiency Comments Section(D) below*

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. No proper size, unobstructed, safe and solid access and service platform was noted to furnace(s). A solid & unobstructed access 24" wide with a maximum length of 20' (50' if passageway 6' high), and a solid & unobstructed service platform minimum 30" deep and length equal to equipment width on the service side of the horizontal unit (& 30" deep all way around of a vertical unit) are recommended for safety purposes per IRC R1305.1.3. See top left illustration above. See left photo.
2. Step too high to service unit-unsafe.
3. No service disconnect within sight (IRC T4101.5) &/or service receptacle within 25' (IRC 3901.12) were discovered of the near unit(s)-potentially unsafe.
4. Furnace units sit directly on secondary drain pans. Manufacturer's installation instructions call for units to be elevated off of drain pans. See left illustration above. See right photo.



☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☒ **B. Cooling Equipment\*** \*May not be operated below when ambient temp. is 60 F or below

**INFORMATIONAL COMMENTS:**

*For efficient operation and proper air circulation, most manufacturers recommend at least 2' clearance around and 5' above unit. Foliage should be trimmed back to provide above clearances. Our visual inspection of the air-conditioning system does not check for proper refrigerant charge or test for leaks in the system.*

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**I NI NP D**
**Code ☒ Check**
**Air-Conditioning Condenser**

All ACs req. an in-sight disconnect.

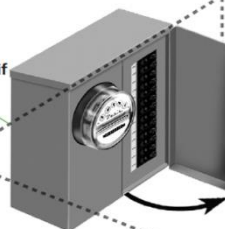


©2012 Code Check

Switch not to be installed directly behind condenser.

**Code ☒ Check**
**Working Space around Equipment**

30 in. min. width or width of equipment if &gt; 30 in.



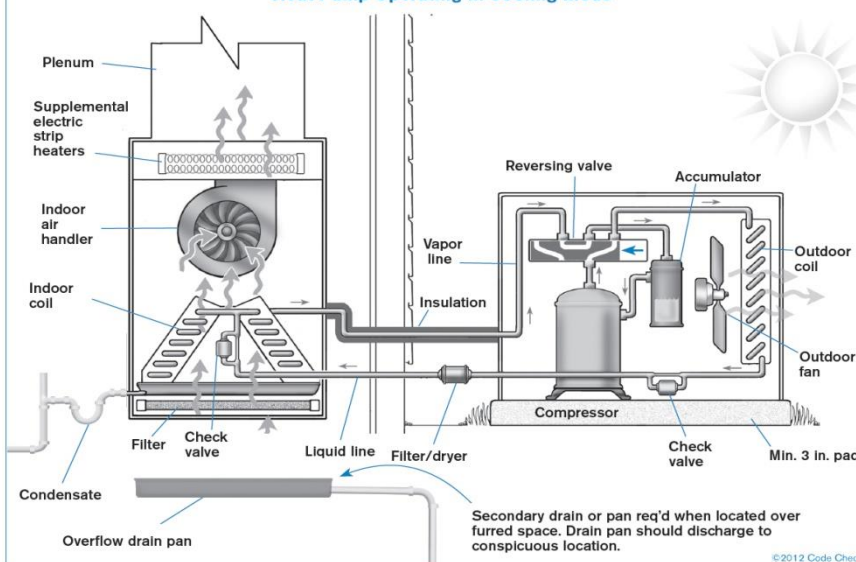
Working space height 6 ft. 6 in., or height of equipment, whichever is greater

3 ft. min. depth measured from front edge of panel

Panel door must be openable to at least 90°.

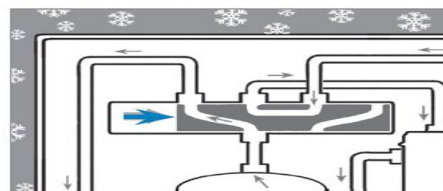
Req'd working space must extend to floor or grade.

©2012 Code Check

**Code ☒ Check**
**Heat Pump Operating in Cooling Mode**


Secondary drain or pan req'd when located over furred space. Drain pan should discharge to conspicuous location.

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**Code ☒ Check**
**Reversing Valve in Heating Mode**


Heat pumps can be used for both heating &amp; cooling.

A reversing valve determines the direction of refrigerant flow.

In heating mode, the outdoor coil extracts heat from the atmosphere &amp; the indoor coil gives up that heat to the interior space.

When the outdoor temperature is below the balance point, supplementary electric strip heaters are activated in the indoor air handler.

In cooling mode, the system operates as in F2.

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**SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION**
**FEATURES:**

 Approx. Ambient Temp. during inspection 58 °F\* **\*May not be operated below when ambient temp. is 60 F or below per TREC's SOP**

 Type of Systems: ☒ Compressed refrigerant ☐ Evaporative Energy source: ☒ Electric ☐ Gas ☐ Window ..

 Central Units: Make ☒ Lennox ☒ One ☐ Multiple \_ Approx. Age: ☒ 1 year ☐ Unknown

☒ List differential(s): 11.9° ≤ 20°

*The air-conditioning unit(s) have a typical life expectancy of 10 to 15 years. Replacement should be expected and it would be wise to budget for new unit(s). One cannot predict with certainty when replacement will become necessary.*

*The disassembly of air-conditioning system(s) to inspect the coils and other items is beyond the scope of visual inspection by a TREC licensed inspector and was not performed. Air handling system not inspected for air quality &/or dust collection.*

**Air conditioning systems are designed for a maximum exterior design temperature of 95.0. When exterior temperatures exceed 95.0, the air conditioning**



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D=Deficient

I NI NP D

system is operating past its design limit and interior temperatures will rise and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20.0 differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system.

**The evaporator housing, if sealed, was not inspected.**

**The "matching" characteristics between the evaporator & condenser coils or sizing characteristics were not determined.**

*All visible components of the equipment appeared to be working as intended on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.*

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Insufficient cooling was observed on one or more units as noted above. This condition should be investigated and corrected for personal comfort, energy savings and efficiency of unit(s).
2. Auxiliary drain pan was not sloped to drain. Water can build up and overflow onto attic flooring which can leak down to ceiling below causing damage to interior and fungal growth. See photo.
3. Primary condensate drain did not have a slope of 1/8" per foot.



☒ See Concluding Comments & Disclaimers' page for more information & comments

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

**SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION**

**INFORMATIONAL COMMENTS:**

*Filters play an important role not only in economizing cost to run the HVAC system and prolonging the life of the system but also provide a healthy air to breathe. Filters should be changed on regular basis (monthly replacement is recommended).*

**Limited inspection-airflow volume or adequacy not calculated. Interior of ducts not inspected for condition. Some of the ducts may not be visible or at all**



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 I NI NP D

**visible because of their location from the limited or no access to examine the condition. Assumptions are NOT made on the condition of such inaccessible items behind walls & ceilings and covered by insulation.**

**A thermal (infrared) imaging, for an additional fee, is strongly recommended if a cause of concern exists or is noted in the section below, or the Client wants further evaluation to assure himself of conditions behind covered areas.**

*All visible ductwork and chases appeared to be in good condition on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.*

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Flex ducts were touching and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch.

☒ See Concluding Comments & Disclaimers' page for more information & comments

## **IV PLUMBING SYSTEM**

**This inspection is of exposed and visible plumbing and gas supply systems only. Water potability, improper use of materials, operation of main or branched shut-off valves is not covered in this inspection. Any plumbing component and gas supply under-ground, under the foundation, in the foundation, enclosed in the walls & ceilings, covered by insulation in attics, not completely visible to the inspector or inaccessible for any reason should NOT be considered inspected.**

**Only visible components of water supply lines & drains, wastes & vents, and gas supply systems are commented on. Extensive leak detection or removal of floor coverings was beyond this visual inspection and was not performed.**

**Assumptions are NOT made on the condition of all inaccessible/concealed items behind walls and ceilings; covered by insulation; and behind & under tubs, commodes, lavatories and behind built-in appliances.**

**Shower pans, if present, are NOT tested for leaks by a 24-hour pan test. An experienced and licensed plumber should be consulted prior to expiration of option period if a shower pan testing is desired.**

**Pressure testing gas lines or determining the condition of underground, inaccessible and invisible gas lines is beyond the scope of the inspection and shall NOT be construed as inspected.**

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**I NI NP D**

***It is highly recommended that the entire plumbing and gas supply system be further evaluated prior to the end of the option period by a qualified & licensed plumbing specialist. A firm repair estimate should be obtained for all repair or service work needed on the system.***

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution System and Fixtures:**

**INFORMATIONAL COMMENTS:**

Acceptable water pressure ranges from 40 to 80 psi. All faucets should be checked for leaks on regular basis. A single dripping faucet can waste hundreds of gallons a year. Anti-siphon devices (back-flow preventers) are intended to prevent contamination of drinking water by back siphoning.

Caulking around all plumbing fixtures, especially joint between tub and floor should be checked regularly and kept in good condition since water leaks can lead to other structural deterioration &/or fungal growth.

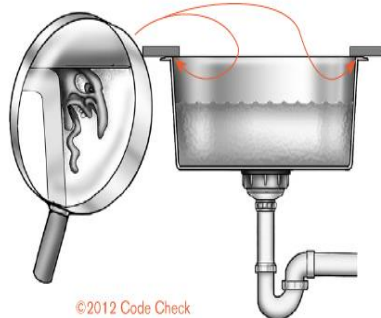
Buried gas piping should be inspected periodically for leaks and for corrosion if the piping is metallic. If a gas leak is detected, it might be necessary to interrupt the gas service temporarily to the building until repairs are made.

The reason metal gas piping must be bonded where it is likely to become energized so that contact with energized circuits will cause operation of overcurrent devices and not allow the piping to remain energized, resulting in potential fire or shock hazards. Another benefit of bonding the metal gas piping system is to minimize potential differences between ground (the earth), grounded metal, and the conductive metal piping system.

Per the NEC, this bond is made using a suitable equipment grounding conductor sized for the circuit which is likely to energize the metallic piping system, the same rule which applies to any metallic system which might become energized. This bonding often happens as a result of the circuits feeding the appliance connected to the gas pipes.

**Code ☒ Check**

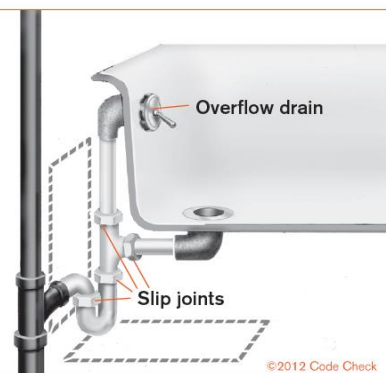
**Concealed Fouling Areas**



**Code ☒ Check**

**Slip Joints & Access**

An access opening at least 12 in. x 12 in. is req'd for repair or replacement of concealed slip joints. The opening can be in a ceiling or a wall.



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**D=Deficient**
**I NI NP D**


## SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION

### FEATURES:

**Location of water meter:** ☐ Left ☐ Front right ☐ Front ☒ Not Found

**Location of main water supply valve:** ☐ Front ☐ Right ☒ Left ☐ Garage ☐ Laundry/Closet ☐ Not Found/Present

**Static water pressure reading:** \_\_\_ psi ☒ 40 to 80 psi range-OK ☒ Pressure Reading<40 psi-(**Not good-too low**)

☐ Pressure Reading>80 psi ☒ Pressure reducing valve present: ☐ Yes ☐ No (**Unsafe**)

☒ Expansion Tank at water Heater on water line: ☐ Yes ☐ No (**Unsafe**)

**Prevalent supply pipe seen:** ☐ Pex Type ☐ Copper ☐ Plastic ☒ Galvanized ☐ Polybutylene (not determined, if present)

*The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.*

**Some of the plumbing was not visible because of their location to examine the condition. Assumptions are NOT made on the condition of such inaccessible items behind walls & ceilings and covered by insulation.**

**Buried and covered water and gas supply system(s) &/or component(s) were not inspected.**

*All visible components of the system appeared to be working as intended on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.*

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

- The hot and cold supply lines were reversed on the right master vanity faucet and was unsafe. A double handle fixture should have hot water on left side and cold water from right side handles per common industry practice (and IRC 2722.2) while a single handle faucet when turned on should start with cold water, then warm water and finally hot water. See left photo.**

I=Inspected

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I NI NP D

2. No tub access was provided in one or more bathroom(s). Service access is required for the piping and valves to plumbing fixtures. Service access of not less than 12"X12" is recommended by common industry practice (and IRC P2704.1). See middle illustration above.
3. Safety glass etchings were not observed on the glass within the master shower fixed glass and is recommended for safety by common industry practice (and IRC R308.4.1). Safety glass is required on any door with a glass 3" round or larger in size and is generally identified by an etching in the corner of the glass pane. Regular glass breaks into large pointed pieces upon impact which could cut and badly hurt any individual upon contact. See top right illustration in "WINDOWS" section above. See right photo.



☒ See Concluding Comments & Disclaimers' page for more information & comments

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

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☒ **C. Water Heating Equipment:**

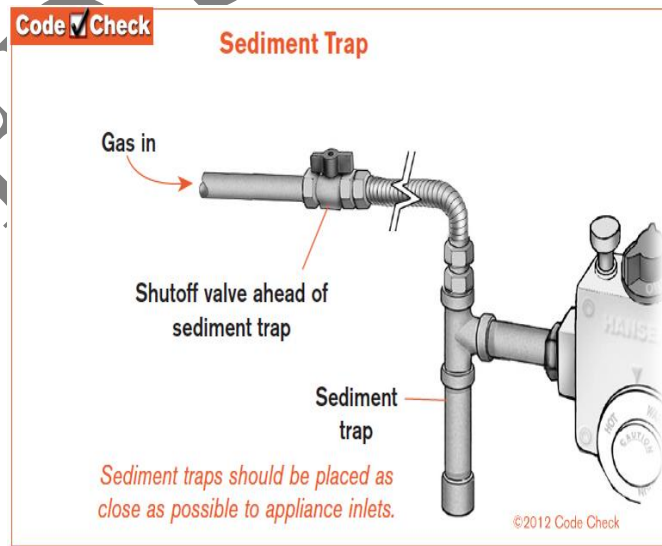
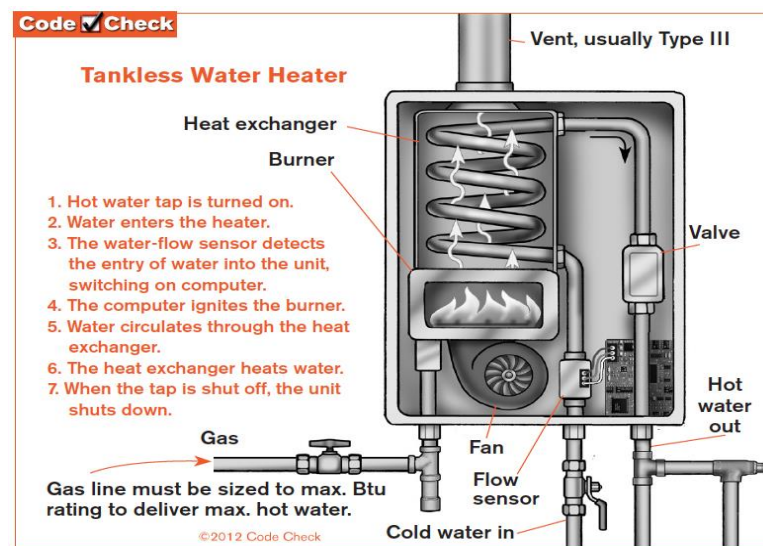
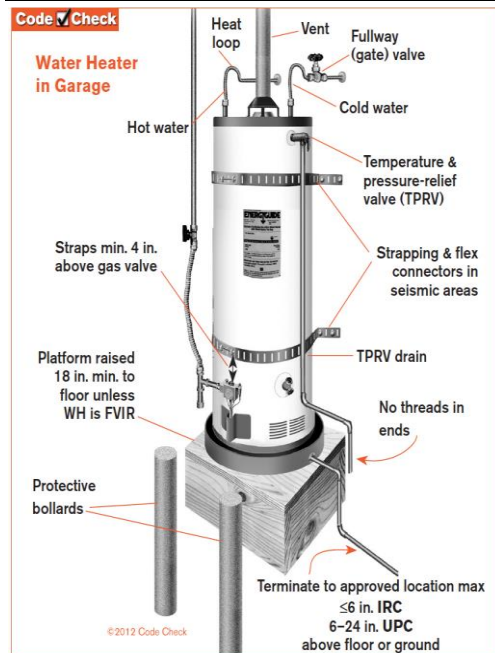
**INFORMATIONAL COMMENTS:**

Temperature Pressure Relief (TPR) valve is a safety device that releases water from the water heater usually to outside when the water temperature or the pressure in the tank exceeds certain preset levels. This is an important safety device that is required by most codes. The TPR valve prevents the water heater tank from exploding or bursting. TPR valves should be tested regularly, and replaced every 3 years per manufacturer's instruction by a qualified and licensed plumber.

Water heaters are equipped with temperature & pressure relief (TPR) valves. This (these) valve(s) may not be tested due to (a) the likelihood the valve(s) may not reseal when discharged to test (especially if the heater is over 5 years old) &/or (b) if the TPR drain termination(s) is(are) unknown or unsafe location(s).

Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that get collected at the tank bottom. This is done by attaching a hose to the drain valve, at the bottom of the heater, directing the discharge to a safe location and turning on the valve. When the water coming out of the hose turns clear then the process is complete.



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**I NI NP D**


## SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION

### FEATURES:

**Energy Sources:** ☒ Gas (1) ☐ Electric (..) ☐ Solar (..) (not inspected) **Make:** ☒ Navien ☒ Tankless ( 1 )

**Capacity:** ☐ gallons **Approx. Age:** ☒ 1 years ☐ Unknown **Water Temp:** ☐ 119.1° ≤ 120.0°

**Temp. & Pressure Relief (TPR) valve operated:** ☒ Yes ☐ No (not tested as it was stuck &/or to avoid risk of property damage & Leakage. TPR over 3 years old)

*The water heater(s) have a typical life expectancy of 10 to 15 years. Replacement should be expected and it would be wise to budget for new unit(s). One cannot predict with certainty when replacement will become necessary.*

*All visible components of the equipment appeared to be working as intended on the day and time of inspection excepting the repair deficient items, if any, noted in the Deficient Comments Section(D) below.*

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

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Tankless water heater did not have an auxiliary pan properly located under the unit. See left photo.
4. Temperature & pressure relief (TPR) drain(s) was(were) reduced by use of 3/4" outside diameter CPVC pipe-unsafe. It cannot be smaller than the diameter of the TPR valve served and should run full size to the air gap. P2803.6.1.3. See photos.
5. Temperature & pressure relief (TPR) and pan drain lines were not terminating to within 6" of the ground. TPR drain(s) cannot terminate more than 6" above floor or waste receptor per common industry practice (and IRC P2803.6.1.10). See right photo.



☒ See Concluding Comments & Disclaimers' page for more information & comments

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

I   NI   NP   D  
☐ ☐ ☒ ☐ **E. Other**  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

## **V APPLIANCES**

**INFORMATIONAL COMMENTS:**

*All appliances and equipment that remain with the house should be in operating condition when this property is taken over. Since the condition of these equipment can change unexpectedly, it is strongly recommended to you as a potential homeowner that one more visit to the house be undertaken before taking ownership to confirm if everything is operating properly.*

***The disassembly of the appliance(s) to inspect the condition of inaccessible items is beyond the scope of visual inspection. No disassembly was done.***

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D=Deficient

I NI NP D

**Assumptions are NOT made on the condition of such inaccessible items.**

**SEE TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS' SECTION**

☒ ☐ ☐ ☒ **A. Dishwashers**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☐ Make \_\_\_\_\_ # of Units: 1

☒ See Concluding Comments & Disclaimers' page for more information & comments

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

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **E. Microwave Ovens**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

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

**INFORMATIONAL COMMENTS:**

*Hot baths or showers produce moisture and humidity in bathrooms. In fact, a typical shower can produce a pint of water in the form of humidity. To reduce humidity and make the bathroom more comfortable, damp air must be quickly and efficiently removed from the room. Bath exhaust fans are a type of spot ventilation, which removes moisture and pollutants at the source where they're generated.*

*Lingering damp air can wreak havoc over time. It can cause paint to peel, doors to warp, and may even lead to mold growth.*

I=Inspected

NI=Not Inspected

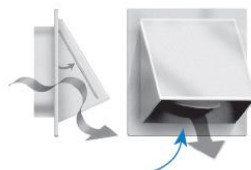
NP=Not Present

D=Deficient

I NI NP D

Code ☒ Check

**Backdraft Damper**



End outside & no screens

©2012 Code Check

**FEATURES:**

Gas Heater(s): ☐ (can be unsafe, use with ample ventilation)-(not inspected)

*All visible components appeared to be functioning on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.*

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Backdraft damper was missing/damaged on the exhaust vent as required by common industry practice (IRC 1503.1). See illustration above. See photo.
2. Screens not allowed on exhaust fans. See illustration above. See photo.



☒ See Concluding Comments & Disclaimers' page for more information & comments

☐ ☐ ☒ ☐ **G. Garage Door Operators**

**INFORMATIONAL COMMENTS:**

*Garage doors when equipped with door operators should be tested on a regular basis; however, to be sure it stops or reverses when the door strikes an obstruction or when a person or object passes beneath it while closing.*

**FEATURES:**

Auto reverse tested: ☐ Yes ☐ No (Damage might result from pressure test. Have door repair person evaluate)



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

**Hand held remote control units were not checked**

☐ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

**Code ☒ Check**

**Dryer Exhaust**

If duct length based on manu instructions, copy must be provided to AHJ & duct must be inspected.

**NOTICE**  
Concealed duct length 39 ft.

UMC length 14 ft., up to 2 90° bends, deduct 2 ft. for each additional 90°

IRC length 25 ft. for electric, 35 ft. for gas or AMI

Deduct for bends **T10**

Transition ducts metal, L&L & not concealed

Dryers with specific manu instructions are allowed longer lengths than otherwise permitted by code.

©2012 Code Check

**Code ☒ Check**

**Backdraft Damper**

End outside & no screens

©2012 Code Check

**FEATURES:**

Dryer vent appeared of proper length with bends: ☒ Yes ☐ No (Unsafe/vent booster if installed-not checked)

*All visible components appeared to be functioning on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.*

☐ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☐ ☐ ☒ ☐ **I. Other**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

**VI OPTIONAL SYSTEMS**

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems** (Effective coverage, timers and code compliance not inspected)  
**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

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

I   NI   NP   D

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

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☐ ☒ ☐ ☐ **C. Outbuildings (Barn House)- Not paid for**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

☐ ☐ ☒ ☐ **D. Private Water Wells: (A coliform and E. coli analysis is recommended.)**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

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

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more comments

☐ ☐ ☒ ☐ **F. Other (.....)**

**(SECTION NOT INCLUDED IN THIS SAMPLE REPORT)**

☒ See Concluding Comments & Disclaimers' page for more information & comments

\_\_\_\_\_

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>)

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. 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

## IMPORTANT CONCLUDING COMMENTS & DISCLAIMER OF WARRANTY OR GUARANTEE

Thank you for using Foresight Engineering and Inspections, LLC. to conduct your inspection. It is important that you and all parties, for whom this report was prepared, read the report in its entirety, including the Real Estate Inspection Agreement & Contract (REIAC) as it is an integral part of this report and neither is complete without the other. "REIAC" CLEARLY SETS THE LIMITATIONS ON INSPECTIONS, LIABILITY & LIMITS OF LIABILITY, AND OBLIGATIONS. This inspection report attempts to provide you with a competent first impression about the property and is a first step towards understanding the general condition of the property provided refurbishing repairs have not been performed masking distress patterns normally produced by structural and mechanical component problems. This inspection consists of a licensed inspector spending a limited amount of time in and around the building observing only readily accessible and unobstructed areas for significant repair needs or specific hazards. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. If you have questions or are unclear regarding our findings, please feel free to call before the expiry of option period. Because the inspection procedure is visual only and was not intended to be diagnostic &/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop. There are other comprehensive and exhaustive inspections that will further reduce your risk and they are available from other specialists & companies. **Important notification:** If you desire to reduce your risk of buying real estate to a minimum level, then it is recommended you exceed this cursory inspection by obtaining comprehensive and exhaustive services before the expiry of option period from outside sources. Please read Page 1 & 2 of this report for important information (from Texas Real Estate Commission) about the conducted inspection, this report and Texas Real Estate Consumer Notice on Hazards and Deficiencies (previous page).

Because this inspection was a cursory and superficial eye ball inspection, it was intended to reduce your risk associated with this transaction but is not designed to eliminate your risk or assume your risk. Because of this inspection's general nature, all defects, repair needs or hazards may/cannot be discovered, be they are in accessible or inaccessible areas. Previous or future inspections by others or us may discover additional findings this report did not. **Guarantees, warranties or assurances against errors and omissions are not expressed or implied.** Foresight Engineering & Inspections, LLC. &/or the Inspector is not an insurer or guarantor against defects in the building and improvements, systems or components inspected. This inspection service does NOT have provisions, which will pay you for the repairs of undiscovered problems. **Although code might be referred to, this is not a code inspection.** Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report. Unless commented on as a courtesy, identification of safety concerns not specifically contained in the TREC Standards are not a part of this service and are departed from. Almost all findings, especially electrical and mechanical items, have a potential for being unsafe. You are advised to have all issues, regardless of their apparent insignificance, investigated by properly trained repair specialists before the expiry of option period. Opinions are made based upon what was seen at the time of inspection in readily accessible areas. **Furniture, stored items and flooring are not moved for inspection purposes and present inspection limitations.** Absence of one or more utilities (like electric, gas or water) further present inspection limitations. Although some obstructed areas may be reported, it is not the intention to report all obstructed areas. There are times when an inspector may recognize a specific condition or make a recommendation which exceeds the scope of the report and such is simply presented to you as an added convenience and such should not be construed as a comprehensive statement. If this report recommends that you obtain the services of repairpersons or specialists, it is your responsibility to research those persons' skills & capabilities, and obtaining professional estimates on diagnosis & repair costs of problems noted before the expiry of option period to make an informed & educated decision.

**This inspection and the furnished report was conducted under the Real Estate Inspection Agreement & Contract of even date signed & agreed by you, as a Client/Customer, which binds you to the terms and conditions stated therein. IN CONSIDERATION OF THIS INSPECTION, THE CLIENT AGREES & BINDS TO ABOVE STIPULATIONS & CONDITIONS.**

**REMEMBER: This was a cursory (eye ball) limited inspection. The Inspector does not/cannot warranty or guarantee any mechanical/structural system(s)/item(s) or imply any type of guarantee or warranty. Therefore, YOU, as the buyer(s), are encouraged to purchase a Home Owner's warranty on Mechanical and Structural systems through your Realtor or from an Insurer of your choice.**

**The Client must understand that when a WDI termite inspection report, if a WDI inspection was performed, indicated that there was no visible evidence of termites, the termites may indeed be present; but there were no visible "evidence" of their existence. Also, if the report indicated that inaccessible or conducive conditions exist, termites are very likely to exist in those areas or very likely to begin accessing the property in the near future. The Client must also understand that termites can begin to access a property in approx. 24 to 48 hours-- The WDI termite report only reflects the conditions which exist on the specific date & time of that inspection.**

**NOTICE TO CONSUMERS & SERVICE RECIPIENTS:** Texas Real Estate Commission (TREC) maintains a real estate inspection recovery fund to reimburse aggrieved persons who suffer actual damages from an inspector's act in violation of Subchapter G of chapter 11 of TREC's Occupation Code. TREC can be reached P.O. Box 12188, Austin, TX 78711-2188 (Tel. 512 936-3000).

### Following inspection limitations (there may be others) were observed (as checked):

1. ☐ Property was occupied with lots of storage & belongings or being moved out of with lot of boxes & storage

OR ☒ Storage & belongings on ☐ Inside ☐ Garage ☐ Attic ☐ Outside ☐

2. ☐ Electricity was off 3. ☐ Water was off 4. ☐ Gas was off 5. ☐

**Following equipment not inspected:** 1. Security System (if present) 2. Pressure Testing of Gas Lines  
3. Refrigerators 4. Wine Cooler 5. Propane Tank because we **DO NOT** inspect these items.

**Following equipment not inspected for lack of \_\_\_\_\_:** 1. \_\_\_\_\_

2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

**Following equipment not inspected per Clients' request &/OR not paid for:** 1. Barn house

2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

### ADDITIONAL COMMENTS

As a prudent Client of the property, it would be wise to assure yourself that all the agreed on repairs have been done and DONE RIGHT. "Foresight" will be happy to assist you at this stage by providing you with a re-inspection after the repairs are complete for a nominal fee. Check with your inspector. **PROTECT YOUR LARGEST INVESTMENT.**

☐ See addendum for additional comments (if box is checked)

### ENVIRONMENTAL HAZARD INSPECTION IS **NOT** A PART OF THIS INSPECTION

This inspection does NOT cover environmental hazards such as pollutants, lead-based paint, asbestos contamination, urea-formaldehyde insulation, EMF, termites & other wood destroying insects/organisms, fungus/algae, mold of any type or other similar biohazard conditions, toxic or flammable chemicals, and Present or Past Illegal Drug manufacturing, activity &/or knowledge, and indoor air quality tests in the inspected property.

## TREC'S GENERAL & SPECIFIC LIMITATIONS



There are **certain limitations** set forth by Texas Real Estate commission (TREC) for performing structural and mechanical inspections. These have been taken out of TREC's most recent STANDARD OF PRACTICE (May 06, 2013). Complete Standard of Practice (SOP) can be found on TREC's website-[www.trec.state.tx.us](http://www.trec.state.tx.us). Following is a list of such **INSPECTION LIMITATIONS** as they appear in each such section of the report.

## **GENERAL LIMITATIONS**

### **The inspector is not required to:**

#### **(A) inspect:**

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

#### **(B) report:**

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

#### **(C) determine:**

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

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

- (i) decay, deterioration, or damage that may occur after the inspection;**
- (ii) deficiencies from abuse, misuse or lack of use;**
- (iii) changes in performance of any component or system due to changes in use or occupancy.**
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;**
- (v) common household accidents, personal injury, or death;**
- (vi) the presence of water penetrations; or**
- (vii) future performance of any item;**

#### **(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;**

#### **(F) designate conditions as safe;**

#### **(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;**

## **TREC'S GENERAL & SPECIFIC LIMITATIONS (CONTD.)**

- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

## ***I. STRUCTURAL SYSTEMS' SPECIFIC LIMITATIONS***

### **a. FOUNDATIONS**

#### **The inspector is not required to:**

- (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24" wide and 18" high;
- (B) provide an exhaustive list of indicators of possible adverse performance; or
- (C) inspect retaining walls not related to foundation performance.

### **b. GRADING & DRAINAGE**

#### **The inspector is not required to:**

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.

### **c. ROOF COVERING MATERIALS**

#### **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.

### **d. ROOF STRUCTURES & ATTIC**

#### **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";
- (B) operate powered ventilators; or
- (C) provide an exhaustive list of locations of water penetrations.

### **e. INTERIOR WALLS, CEILINGS, FLOORS, & DOORS,**

#### **The inspector is not required to:**

- (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.

## **TREC'S GENERAL & SPECIFIC LIMITATIONS (CONTD.)**

**f. EXTERIOR WALLS, DOORS, & WINDOWS**

**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.

**g. EXTERIOR & INTERIOR GLAZING**

**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.

**h. STAIRWAYS (Interior & Exterior)**

**The inspector is not required:** to exhaustively measure every stairway component.

**i. FIREPLACES & CHIMNEY**

**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.

**j. PORCHES, BALCONIES, DECKS & CARPORTS**

**The inspector is not required to:**

- (A) exhaustively measure porch, balcony, deck, or attached carport components; or
- (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

**II. ELECTRICAL SYSTEMS' SPECIFIC LIMITATIONS**

**a. SERVICE ENTRANCE & PANELS**

**The inspector is not required to:**

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) 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.

**b. BRANCH CIRCUITS, CONNECTED DEVICES, & FIXTURES**

**The inspector is not required to:**

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) 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.

**TREC'S GENERAL & SPECIFIC LIMITATIONS (CONTD.)**

**III. HEATING, VENTILATION & AIR-CONDITIONING SYSTEMS' SPECIFIC LIMITATIONS**

**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;
  - (B) tonnage match of indoor coils and outside coils or condensing units;
  - (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.

#### ***IV. PLUMBING SYSTEMS' SPECIFIC LIMITATIONS***

##### **A. PLUMBING SYSTEMS**

**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;
- (1) 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
- (2) determine:
  - (A) quality, potability, or volume of the water supply; or
  - (B) effectiveness of backflow or anti-siphon devices.

##### **B. WATER HEATER(S)**

**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.

##### **C. HYDRO-MASSAGE THERAPY EQUIPMENT**

**The inspector is not required to:** determine the adequacy of self-draining features of circulation systems.

#### **TREC'S GENERAL & SPECIFIC LIMITATIONS (CONTD.)**

#### ***V. APPLIANCES' SPECIFIC LIMITATIONS***

**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.

## **VI. OPTIONAL SYSTEMS' SPECIFIC LIMITATIONS**

### **A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS**

**The inspector is not required to inspect:**

- (i) 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.

### **B. SWIMMING POOLS, SPAS, HOT TUBS & EQUIPMENT**

**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.

### **C. PRIVATE WATER WELLS**

**The inspector is not required to:**

- (i) open, uncover, or remove the pump, heads, screens, lines, or other components of the system;
- (ii) determine the reliability of the water supply or source; or
- (iii) locate or verify underground water leaks.

### **E. PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM**

**The inspector is not required to:**

- (i) excavate or uncover the system or its components;
- (ii) determine the size, adequacy, or efficiency of the system; or
- (iii) determine the type of construction used.