Prepared For: [redacted]

Property Address: [redacted]

Inspector: Mark McKnight
Company: Gopherwood Ventures
dba WIN Home Inspection Amarillo & Lubbock
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Inspection Date: 12/2/2023

Services Included in this Report:

TREC Inspection - Amarillo

PROPERTY INSPECTION REPORT FORM

[redacted]	[redacted]2023
Name of Client	*Date of Inspection*
[redacted] Amarillo, TX [redacted]	
Address of Inspected Property	
Mark McKnight (# 22190) Lisa McKnight (# 23877)	
Name and License Number of Inspector(s)	
Name and License Number of Sponsor (if applicable)	

PURPOSE OF INSPECTION

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

RESPONSIBILTY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Notes:

Inspection Start Time: 3: 50 pm

Property Status: Vacant

Building Orientation (For purposes of this report the front of the building faces): North

Weather Conditions During Inspection: Partly cloudy

Outside Temperature at Start of Inspection: approximately 56 degrees

Parties Present At/During Inspection: Inspectors, Seller's son present for part of inspection, Buyer(s),

Inspector does not disassemble HVAC units to view the coils or other components. This is beyond scope of inspection. Units should be serviced on a regular yearly basis to keep coils clear of debris and buildup that can pose hazards if not properly maintained.

Attics are difficult to navigate and there are areas that the inspector is unable to see or inspect from hatch view or from service decking. Conditions may exist within the obscured attic areas that are not readily visible to the inspector.

Occupied homes have many areas that are not visible or accessible to the inspector. Some electrical outlets, windows, walls, and or plumbing cannot be fully observed due to high occupation of homes.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on grade

Comments:

An opinion of the foundation is based on a number of observed conditions during the inspection including, but not limited to, the interior and exterior walls, ceiling, floors, attic framing, doors and windows.

Observations from the inspection process related to the foundation follow. Additional details are listed in each of the sub-sections.

Brick frieze movement - No
Separation between the brick veneer/siding and the garage door opening and/or other exterior doors - No
Separation between the brick veneer/siding and window frames - Yes - minor
Larger cracking in the brick veneer/siding - Yes - one location

Minor cracking in the brick veneer/siding - Yes - one location

Areas of previous repair to the brick veneer/siding - No

Attic framing issues - No

Signs of movement at some of the taping joints at the ceiling - No
Cracking at interior walls - No
Doors that were out of square and/or rubbing/hitting the door frame - No
Window(s) that did not open correctly - No
Sloping/uneven floors - No
Evidence of uplift at floor(s) - No

In my opinion, the foundation appears to be providing adequate support and has not failed.

A qualified engineer licensed by the State of Texas can provide additional and more detailed information.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Grading & Drainage

Condition of grading and drainage: Satisfactory

Rain Gutters: Present

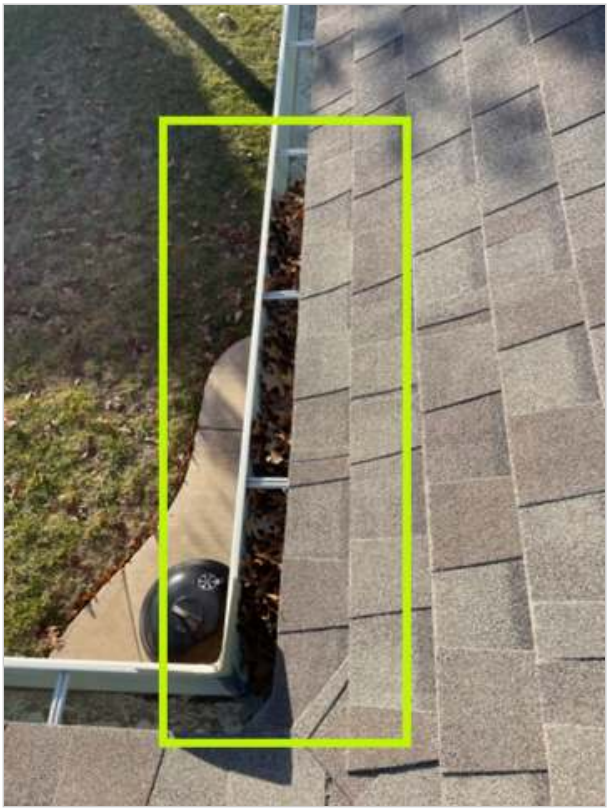
Material type: Metal

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

I	NI	NP	D

Condition of rain gutters: Secure and satisfactory

*** Leaves and debris were observed in the rain gutters which limits the flow of water. Recommend cleaning the rain gutters and verify water is flowing freely in the rain gutters. Regular cleaning of the rain gutters is encouraged.



☒ ☐ ☐ ☐ **C. Roof Covering Material**

Viewed From: Walked on roof
Type of Roof Covering: Composition
Comments:

Note: This is a general visual inspection and does not guarantee or cover the insurability. Your insurance company generally can provide assistance in determining insurability of the roof covering material. It is strongly recommend that you contact your insurance agent to discuss insurability.

In general, the roof covering material was performing as intended shedding water away from the house. The following was noted...

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

I	NI	NP	D




Roof Covering Material: Satisfactory.

Roof Ridges: Satisfactory.

Roof Flashing/Caulking at Roof Penetrations: Satisfactory

Metal drip edge flashing: Present and satisfactory

Condition of Roof Decking: Satisfactory.

Type of Roof Vents: Solar power vent(s)

Condition of Roof Vents: Satisfactory


Roof Debris: Not present

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

I	NI	NP	D

Tree Limbs in Contact with Roof Material: No tree limbs in contact with roof

Skylights: None present at the time of the inspection.

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

Viewed From: In the attic at the service decking
Approximate Average Depth of Insulation: 12 to 14 inches
Comments:

Attic Access:

Location of attic access: Pull down stairs in the ceiling of the garage.

Condition of attic access: Satisfactory

Insulation Type: Loose fill

The insulation was covering the living areas of the house and the garage.

Condition of insulation: Satisfactory

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

I	NI	NP	D

Type of Roof Structure: Wood rafter assembly

Condition of service decking: *** One section of thin service decking that flexed. Recommend adding another layer of decking material and/or providing additional support.

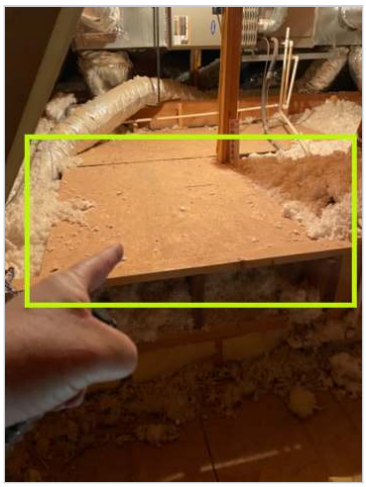
Portion of attic accessible/visible: Majority visible from service decking

Condition of framing members: Satisfactory







Thin service decking

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

Comments:

INTERIOR WALLS

Condition of fire separation between attached garage and living area: Satisfactory - solid door with good weather stripping providing an effective fire separation to protect the house.

Self closing hinges at door between garage and living area: ***Not present - typical for age of house.

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

I	NI	NP	D

Condition of fire separation between house and attic: Satisfactory at attic access

Condition of interior wall: Generally satisfactory. Observed the following...

- Minor cracking in drywall material - kitchen

*** Gaps between cabinets and walls - kitchen, butler pantry, master bathroom

*** Door stops missing. Wall stops are recommended to avoid damage to walls - west bedroom

Kitchen

Kitchen

Butler pantry

Master bathroom counter

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

I	NI	NP	D

Master bathroom

West bedroom

EXTERIOR WALLS

Exterior wall material: Brick veneer

Fascia material: Wood/composite material

Soffit material: Wood/composite material

Gable material: Brick veneer.

Condition of exterior wall material: Generally satisfactory. The following was noted....

***Larger cracking in the brick veneer. - west side above a window

- Minor cracking in the brick veneer mortar which was not a structural concern. A few sample pictures follow.

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

I	NI	NP	D



Condition of exterior fascia, soffit and gable material: Satisfactory

I noted the following.....

***Missing caulk between the brick veneer and the window frames. Recommend caulking. A couple of example pictures follow.

***Metal lintel at garage door opening not painted


Missing caulk


Missing caulk

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

I	NI	NP	D

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Ceilings

Satisfactory. I did not note any major cracks throughout the structure. Major cracks are those of 3/16 inch or wider.

Floors

Garage: Satisfactory

Main house: If floor covering was present at the house, a visual view of the concrete slab or subfloor underneath the floor covering was not possible. Floor covering prevents identifying any large cracks at the concrete slab or significant issues at the subfloor.

Condition of floor covering: Observed the following...

***Puckered carpet which could pose a trip hazard - living area

*** Areas of stained carpet - living area

***Area of hollow sounding tile. - master bathroom

Master bathroom

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

I	NI	NP	D

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

Comments:

Exterior Doors:

Front storm door: Not present.
Front main door: Opened, closed and locked. ***Area of damage noted at the interior of the door.
Back storm door: Not present.
Back door: Opened, closed and locked.
Door from house to garage: Opened, closed and locked.




Interior Doors:

The majority of the interior doors opened and closed as intended. The following was noted.....
***Missing doors - master closet

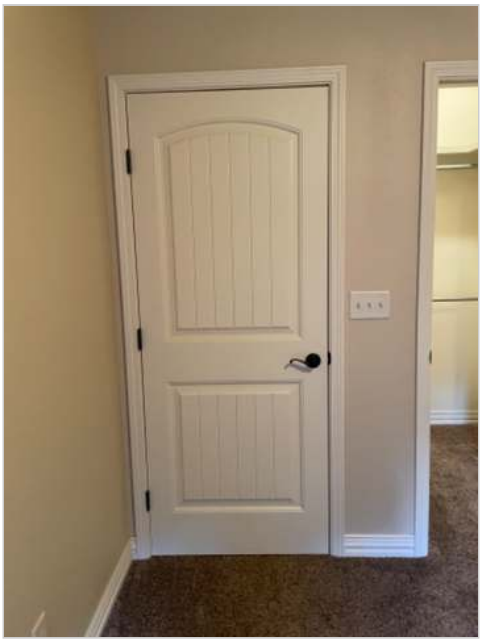
***Doors that did not latch - west bedroom door

***Doors out of square and did not lock - west pocket door at Jack and Jill bathroom

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

I	NI	NP	D

Master closet



West bedroom

West pocket door

☒ ☐ ☐ ☒ **H. Windows**

Comments:

Window type: Dual pane insulated windows.

Window condition: Generally satisfactory - see comments below

Window screens: Present at the majority of the windows at the time of the inspection.

Life safety recommendations are that each sleeping room have at least one operable window for emergency exit purposes.

Did each sleeping room have at least one operable window or door: Yes

The following was observed....

***Broken safety latch at east master bedroom window.

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

I	NI	NP	D

Master bedroom

Broken safety latch

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

Location of fireplace: Living area

Type: Factory Construction

Style: Artificial gas logs

Was a gas log lighter present: Yes - A gas flame igniter was present. Turning the key allows gas to flow into the gas logs which can be lit with a match or match stick. The gas valve controls the intensity of the flame.

Condition of controls: Gas flame at artificial logs was working.

Condition of firebox: Satisfactory.

Condition of flue damper: Satisfactory.

Condition of inside of chimney: Satisfactory. Regular cleaning is recommended.

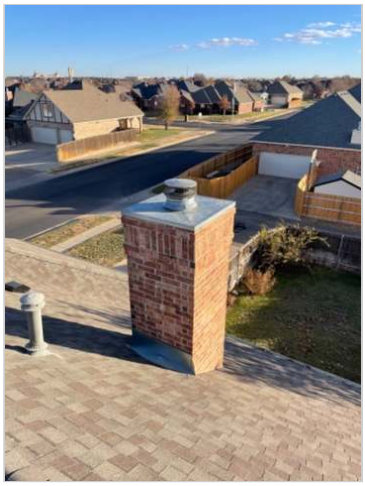
Condition of exterior chimney: Satisfactory.

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

I	NI	NP	D





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

Comments:

Driveway: Satisfactory.

Front porch: Satisfactory.

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

I	NI	NP	D

Back porch: Satisfactory.

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

I	NI	NP	D

☐ ☐ ☒ ☐ **L. Other**

II. ELECTRICAL SYSTEMS

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

Comments:

Service Entrance:

Location of Service Conductors: Underground service.

Location of Electric meter: Back of house

Condition of Service Conductors: Satisfactory.

Condition of Service Drop: Satisfactory.

Condition of Grounding/Bonding: Present at cold water supply.

Cover to ufer ground

Ufer ground

Service Panels:

Location of primary electrical distribution service panel: Garage.

Service panel manufactured by: Square D

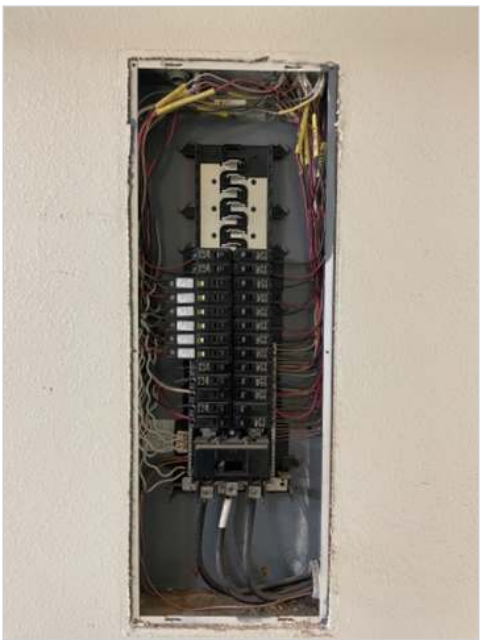
Service panel rating: 150 amps.

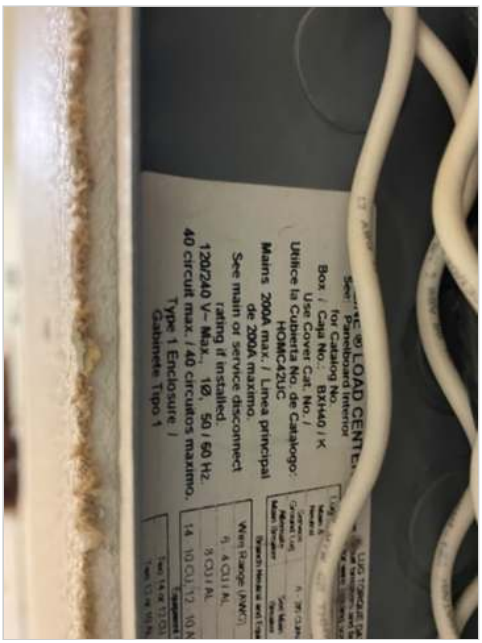
Location of main disconnect: Inside primary electrical distribution service panel.

Rating of main disconnect: 200 amp.

Is the service panel labeled: *** No. Fully labeled panels are recommended.

Note - Identifying the accuracy of the labeling is beyond the scope of this inspection.





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

Type of Wiring: Copper

Comments:

Current electrical requirements are such that Ground Fault Circuit Interrupters (GFCI) should be located at electrical receptacles (outlets) in areas where there is a higher potential danger of electrical shock (bathrooms, garage, accessory buildings, exterior, crawl space, basement,, kitchen countertops, within 6 feet of edge of a sink, shower or bathtub, laundry area, indoor wet/damp locations, kitchen dishwasher, electrically heated floor and certain other outlets). Many homes built prior to 2020 did not fall under these requirements. TREC requires reporting the presence or absence of GFCI protection regardless of the age of the house.

Condition of GFCI protection follows:

Kitchen countertop: Counter top outlets. Reset was countertop outlets in kitchen.

Kitchen below sink: ***No. This is a new TREC reporting standard as of February 1, 2022 and was not required when this house was built.

Garage outlets: ***Some outlets - Recommend adding to all outlets as a safety upgrade. Reset was at the outlet.

Exterior outlets: ***Some outlets - Recommend adding to all outlets as a safety upgrade. ***Front outlet - Yes. Reset was at the outlet. The outlet did not reset. Back outlet - Yes. Reset was at the outlet. ***East exterior outlet was not GFCI protected.

Master bathroom: Yes. Reset was at the master bathroom.

Jack and Jill bathroom: Yes. Reset was at the master bathroom.

1/2 bathroom: Yes. Reset was at the outlet.

Utility/Laundry room: ***No - Recommend adding as a safety upgrade.

Dryer outlet: ***No. This is a new TREC reporting standard as of February 1, 2022 and was not required when this house was built.

AC condenser service outlet: ***No - Recommend adding as a safety upgrade.

Arc-fault circuit interrupters (AFCIs) are special types of electrical receptacles or outlets and circuit breakers designed to detect and respond to potentially dangerous electrical arcs in branch wiring. AFCIs function by monitoring the electrical waveform and promptly opening (interrupting) the circuit they serve if they detect changes in the wave pattern that are characteristic of a dangerous arc. They also must be capable of distinguishing safe, normal arcs, such as those created when a switch is turned on or a plug is pulled from a receptacle, from arcs that can cause fires. An AFCI can detect, recognize, and respond to very small changes in wave pattern. AFCI implementation first appeared in the National Electric Code in 1999. The implementation date and required locations varies local jurisdictions. The Texas Real Estate Standards of Practice requires the absence of AFCI protection to be marked as a deficiency.

Arc-fault Circuit Interruption protection: Present at the primary service panel.

General Recommendation: Smoke alarms are recommended in all sleeping rooms, the area adjacent to sleeping rooms and on every level of the house. Carbon monoxide alarms are recommended in the area adjacent to sleeping rooms and on every level of the house. Smoke alarms and carbon monoxide alarms generally should be replaced every 10 years. Refer to manufacture's instructions for each unit.

Observation:

Smoke alarms: Present in the sleeping rooms. Worked when tested at the device.

Smoke alarms: Present in the areas adjacent to the sleeping rooms. Worked when tested at the device.

Carbon monoxide alarms: *** Not present. Recommend adding a carbon monoxide alarm as a safety upgrade.

NOTE: If the property was occupied, some electrical outlets, switches and fixtures may have been inaccessible do to the location of furniture and/or personal items.

The following was observed...

Receptacle Outlets:

General condition of outlets: Electrical outlets appeared to be grounded.

Tamper resistant receptacles: *** Not present. This is a new TREC reporting standard as of February 1, 2022 and was not required when this house was built. Under current building recommendations, all receptacles less than five and half feet above the floor should be tamper resistant. Consideration should be given to upgrading these outlets for improved safety.

Dryer outlet: A dryer was connected to the outlet. Unable to test.

***Reversed polarity - back exterior GFCI outlet

Reverse polarity

Switches: Satisfactory

Interior Fixtures: Generally satisfactory. Observed the following...

*** Some light bulbs were not working or missing at the time of the inspection. Uncertain if it was only the light bulb.

***Ceiling fan rattled - north bedroom

- Accent lighting at kitchen working.

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

I	NI	NP	D


North bedroom


Living room


Master bedroom


Master bathroom

Exterior fixtures: Satisfactory

Front door bell: Present and was working.

Front porch light: Present and was working.

Back porch light: ***Present, one light was not working.

*** Soffit accent lights were present, but some were not working. Recommend further evaluation.

☐ ☐ ☒ ☐ **C. Other**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Forced air furnace

Energy Source: Natural Gas
Comments:

Location Heated: Entire house
Manufacturer: Carrier
Model: 58STA090---13116
Manufacture Date: April 2010 (approximately 13 year(s) old)

Location of heating system: In the attic

Sediment trap: *** Not present. New TREC reporting standard as of February 1, 2022. Recommend adding as a safety upgrade.

Gas shut-off valve: Present - newer hand operated style
Condition of gas line connected to heater: Satisfactory - rigid gas line entered the side of the unit which helps reduce possible damage from vibrations
Condition of flue vent pipe: Satisfactory.
Provisions for combustible air: Present and satisfactory.

Location of thermostat: Front hall

Type of thermostat: Digital

Condition of thermostat: Satisfactory

Temperature readings were taken at the majority of the supply registers. These measurements were taken at the time of the inspection and were based on the conditions present at the time of the inspection. They are an indication the unit was functioning as intended, but was not an exhaustive evaluation, nor does it indicate how the unit will perform under extreme winter conditions.

Temperature readings taken at time of inspection...

Return air temperature: 77.1/90.6 degrees

Supply register temperature: 139.6 degrees

Temperature differential: Satisfactory

Performance Opinion: The heating system was providing heated air at the time of the inspection.

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

I	NI	NP	D

General heat temperatures...

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

I	NI	NP	D

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Split

Comments:

Location Cooled: Entire house

Condenser:

Manufacturer: Carrier

Model: 24ABB348A310

Manufacture Date: August 2010 (approximately 13 year(s) old)

Maximum Circuit Breaker: 40 amp; Actual Circuit Breaker: 40 amp

Approximate cooling tonnage: 4 tons

Based on the "rule of thumb" calculation of 400 to 600 sf per ton of cooling, this unit should provide adequate cooling.

A qualified, licensed heating and air conditioning contractor can conduct load calculations to better determine the adequacy of the system related to the size, orientation, insulation levels and other factors related to the house.

Location of condenser: East side of house

Condition of condenser: Satisfactory

Location of disconnect: In line of sight of condenser

Condition of disconnect: Satisfactory

Location of cooling coils: In attic with furnace/blower unit

Primary condensate line: Present and appeared to terminate at a drain.

Secondary drain line: Satisfactory - connected to a drain line that terminated to a secondary drain pan.

Note: If water is present, this is an indication of an issue and a licensed, qualified air conditioning contractor should be contacted.

Secondary drain pan: Satisfactory - appeared to terminate at the exterior.

Observations: Satisfactory.

Note: If water is present, this is an indication of an issue and a licensed, qualified air conditioning contractor should be contacted.

Location of thermostat: Front hall

Type of thermostat: Digital

Condition of thermostat: Satisfactory

Home inspectors evaluate the basic performance of the cooling system by measuring the temperature differential between the return air grill and a supply registers. If the temperature differential is in the range of 15 to 22 degrees, this is an indication the cooling system were working at the time of the inspection. Temperature readings were taken using a hand-held digital thermometer. These measurements were taken at the time of the inspection and were based on the conditions present at the time of the inspection. They are an indication of the performance of the unit at the time of the inspection, but was not an exhaustive evaluation, nor does it indicate how the unit will perform under extreme summer conditions. Heating and air conditioning technicians have additional tools to more extensively evaluate the performance levels of the cooling system.

Temperature readings take at time of inspection...

Return air temperature: 68.3 degrees

Supply register temperature: 47.3 degrees

Temperature differential: 21 degrees

Performance Opinion: Air conditioning unit was operating in the proper range.

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

I	NI	NP	D

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

Comments:

Type of supply lines: Insulated flexible duct lines

Location of duct lines: Attic

Condition of duct lines: Satisfactory

Location of supply registers: Ceilings

Condition of supply registers: Satisfactory

Location of return air grill: Ceiling by hall bathroom and master bedroom.

Location of air filter: Return air grill. Latches can be released and grill removed to change air filter.

Condition of filter(s): ***One or more dirty at the time of the inspection. Recommend changing.

Condition of fresh air filter at unit in attic: ***Very dirty. Recommend replacement.

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

I	NI	NP	D

Note - The air filter inside the grill should be replaced regularly. The general recommendation is to replace once a month.

☐ ☐ ☒ ☐ **D. Other**

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of Water Meter: Alley.
Location of Main Water Supply Valve: Water meter and water heater closet.
Static Water Pressure Reading: 60 PSI
Type of Supply Piping Material: PEX
Comments:

Condition of water meter: Satisfactory.

Location of static water pressure reading: Back yard hose bib.

Typical water pressure readings are between 40-80 psi. A pressure reducing valve is recommended when the water pressure exceeds 80 psi. High water pressure can damage water softeners, washing machines, dishwasher, ice makers and toilets.

Pressure reducing valve: Not present and not required due to pressure reading less than 80 psi.

Note: Water pressure typically fluctuates with time of day and over the course of the year as the neighborhood's usage pattern varies. The pressure reading noted above is only the pressure noted at the time and date of the inspection.

A water supply test is a more sensitive test that can help detect leaks in the plumbing supply lines and/

or plumbing fixtures. A water supply line test is not a hydrostatic test. A hydrostatic test refers to a test of the sewer drain line and requires specific approval/consent by a seller prior to conducting the test.

A water supply pressure test is beyond the scope of a General Home Inspection.

Water supply pressure test: Not conducted. Contact our office at 806-500-2236 or a licensed plumbing company if you wish to schedule this inspection.

Main shut-off

House shut-off

Anti-siphon devices help prevent back flow into the public/private water system and are recommended at all exterior hose bibs. Typically this is a brass device that is attached to the end of the exterior hose bibs and cost less than $10 each. Occasionally, an anti-siphon faucet will be not present. When an anti-siphon device is no present, these devices should be added.

Exterior hose bib: East side - north exterior hose bib was present and working at the time of the inspection. An anti-siphon device was present which helps prevent backflow into the water supply.

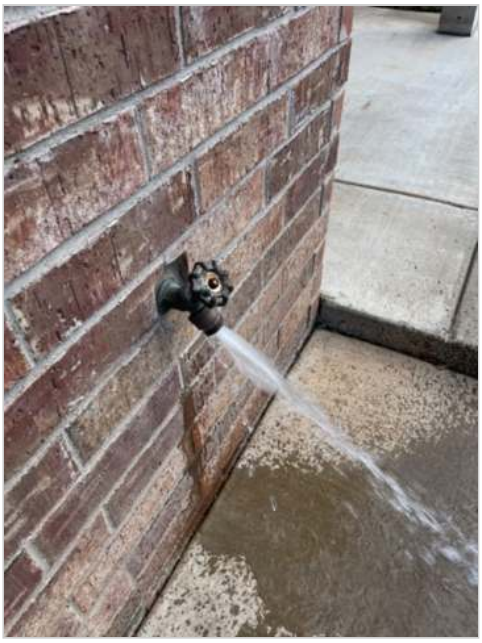
Exterior hose bib: East side - south exterior hose bib was present and working. An anti-siphon device was present which helps prevent backflow into the water supply.

Exterior hose bib: West side exterior hose bib was present and working. An anti-siphon device was present which helps prevent backflow into the water supply.

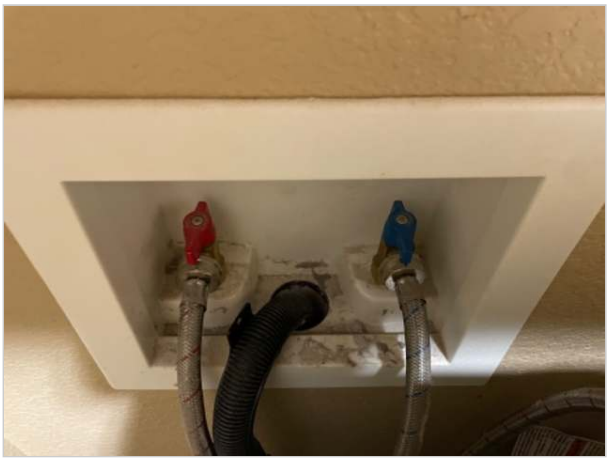
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D





Washing machine faucets: Connected to the washing machine and no visible leaks were present.



Location of faucet: Kitchen

Condition of faucet: Satisfactory.

Condition of shut-off valves: Present and satisfactory.

Condition of hand-held sprayer: ***Present but did not fully divert water.

Refrigerator faucet: Present and working.

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

I	NI	NP	D




Location of bathroom: Master bathroom

Condition of lavatory faucet: Satisfactory.

Condition of shut-off valves: Present and satisfactory.

Condition of bathtub fixtures: Faucet(s) were satisfactory.

Condition of shower fixtures: *** Hot and cold reversed. Recommend correction. Shower head was satisfactory. ***Warm water - control valve may need adjusting

Condition of toilet: Secure to the toilet flange. The toilet did flush when the handle was pushed.





Location of bathroom: Jack and Jill bathroom

Condition of lavatory faucet: Satisfactory.

Condition of shut-off valves: Present and satisfactory.

Condition of bathtub fixtures: Faucet(s) were satisfactory. The diverter valve was satisfactory.

Condition of shower fixtures: ***Shower head leaking at thread connection. Recommend correction.

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

I	NI	NP	D

Condition of toilet: Secure to the toilet flange. The toilet did flush when the handle was pushed.





Location of bathroom: 1/2 Bath

Condition of lavatory faucet: Satisfactory

Condition of shut-off valves: Present and satisfactory

Condition of toilet: Secure to the toilet flange. The toilet did flush when the handle was pushed.



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

Type of Drain Piping Material: PVC

Comments:

Location of sewer clean out(s): Back yard.

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

I	NI	NP	D

Condition of plumbing drains, wastes, and vents:

The following issues were observed....

***Drain stopper not working - master bathroom lavatory (left)

***Leak at drain pipe - Jack and Jill lavatory

Leak

Visual and functional inspection of washing machine drain lines and vents inside the wall cavity is

beyond the scope of this inspection. The washing machine drain line was not tested. Recommend monitoring the washing machine drain cycle the first time using the washing machine to ensure the drain is working properly.

If the house or a portion of the house is built on a concrete slab, the drain lines generally run underneath the slab. Visually viewing the condition of these drain lines is not possible without specific tools.

If the house or a portion of the house is on a raised foundation, the outside of the drain lines are generally viewed during the inspection of the crawl space provided the crawl space is accessible. Cast iron drain lines are typical in older homes. Cast iron drain lines are known to have build-up inside the pipe which can limit the flow of water to the sewer line and cause the pipes to deteriorate over time.

A general home inspection does not include viewing the condition of the lateral sewer line from the house to the main sewer line serviced by the City or in a rural property to the septic tank or the condition of drain lines underneath the house.

High definition camera inspection: Not conducted. Contact our office at 806-500-2236 or a licensed plumbing company if you wish to schedule this inspection.

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

Energy Sources: Natural Gas
Capacity: 50 Gallon
Comments:

Location: Garage closet

Manufacturer: Rheem

Build Date: June 2010 (approximately 12 years old)

Cold water shut-off valve: Present and worked

Gas shut-off valve: Present and accessible - hand operated

Sediment trap: *** Not present. Recommend correction.

Flue vent: Satisfactory

Provisions for combustible air: Present and was satisfactory

Temperature and Pressure Safety Valve (TPR): Drain line was present and terminated to a drain or drain pan.

Function of Temperature and Pressure Safety Valve (TPR): *** Not tested

Drain pan: Present with drain line that terminated to a drain

Recirculating pump: Present and worked

Hot water: Present. The water heater was working.

Noted possible signs of rust at bottom of tank. Recommend closely monitoring.



Pictures of water heater temperatures at plumbing fixtures...

Condition of temperatures: Satisfactory

***Note - water at master shower was warm not hot - control valve may need adjusting








☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:

Location: Master bathroom

Location of control button: Top

Access panel: ***Not present. A readily accessible panel is recommended for inspection and service purposes.

Hydro jets: Were working at the time of the inspection.

Leaks: Unable to determine due to lack of access panels.

GFCI protection: Was present. Reset was at master bedroom closet behind the closet door.



☒ ☐ ☐ ☒ **E. Gas Distribution System and Gas Appliances**

Location of Gas Meter: Alley

Type of Gas Distribution Piping Material: Black iron

Comments:

Condition of gas meter: Satisfactory.

Gas line entered the house: At the side

Gas shut-off valve: Present where the gas line entered the house.

Condition of gas line: Satisfactory.

Condition of bonding at gas line: *** Not observed. This is a new TREC reporting standard effective January 1, 2022. This has not become common installation practice in this area.

Gas test: NOTE - A qualified, licensed plumbing contractor can conduct a gas pressure test to determine if leaks are present in the gas supply system.

Results of gas test: Not conducted

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

I	NI	NP	D

☐ ☐ ☒ ☐ **F. Other**

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Secure to the cabinet: Yes.

Baskets rolled as intended: Yes.

Rust present on baskets: No.

High loop or air gap present: Yes - this helps prevent waste water from siphoning back into the dishwasher.

Was dishwasher working: Yes. No leaks observed when operated.

Note - the bottom panel cover was not removed.

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

I	NI	NP	D



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Was food disposer secure to sink and working correctly: Yes.

Location of switch: On wall to the left of the kitchen sink.


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

Comments:

Type of range hood: Recirculating through microwave.

Exhaust fan status: Functional.

Cooktop surface lights: Functional.

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

I	NI	NP	D

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

Comments:

Type: Electric range

Burners: Satisfactory.

Oven light(s): Satisfactory.

Broiler element(s): Satisfactory.

Convection fan(s): Not present on this style unit.

The bake function was preheated to 350 degrees. A temperature reading was taken using an appliance thermometer. The temperature reading should be between 325 degrees to 375 degrees.

Bake function: Satisfactory

Anti-tip device: Not present at the range. ***Recommend the addition of an anti-tip device to prevent the range from tipping over.

A gas line was present behind the range.

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

I	NI	NP	D

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Built-in microwave: Present. An on/off check of the built-in microwave was performed. The turntable rotated and a small amount of water was heated. Verifying the full extent of the microwave's functions and/or its ability to cook is beyond the scope of this inspection.

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

Comments:

Mechanical exhaust fans are recommended in all bathrooms to help remove moisture accumulation that develops from hot water being used and removal of odors. The state of Texas recommends the exhaust fans exit to the exterior. In low humidity regions, it is common for mechanical exhaust fans to vent to the attic. In older homes, mechanical exhaust fans are not present and an operable window suffices for ventilation.

Mechanical exhaust fans: Present and worked when tested - appeared to vent to the exterior through the roof.

Operable window: Not present at any of the bathrooms or the utility room, but exhaust fans were present.

Heat lamps or electric ceiling heaters: Not present at the time of the inspection.

Central heating and air conditioning supply registers: Present and were working in the bathroom(s).

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

I	NI	NP	D



☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Automatic garage door opener: Present and was working using the button on the wall.

Safety photo sensors: Present and were working at the time of the inspection.

Reverse safety features: Overhead garage door did reverse when a moderate amount of pressure was applied to the bottom of the door.

Springs at the overhead door: Satisfactory at the time of the inspection.

Emergency release cord: Present at the time of the inspection.

Light at opener: Working at the time of the inspection.

Note - middle light switch near door to house must be "on" for garage door opener to have electrical power




☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer exhaust vent system: Vented to the exterior of the house through the wall.

Exterior vent cover: Satisfactory

Dryer exhaust vent lines can fill with lint which is flammable. Recommend regular cleaning of the vent line to prevent lint build-up.

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

I	NI	NP	D

☐ ☒ ☐ ☐ **I. Other**

Comments:

Refrigerators, Freezers, Washers, Dryers, and audio visual equipment are not part of a TREC inspection and have not been evaluated in this inspection.

VI. OPTIONAL SYSTEMS

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

Comments:

Location: Front, back and side yards

Location of controller: Garage

Type of backflow device: Double-check valve assembly

Location of backflow device: Back yard.

Isolation valves: Not readily visible

Rain/freeze device: Present.

Controller operational manual: Present

Sprinkler diagram: *** Not present

Each of the zones was operated manually.

Zone 1: East side and east front yard; pop-up spray heads; *** not working. Not even pressure for heads to pop-up

Zone 2: Front yard; pop-up spray heads; functional.

Zone 3: Back and west side yard; pop-up spray heads; functional.

Zone 4: Unable to locate

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

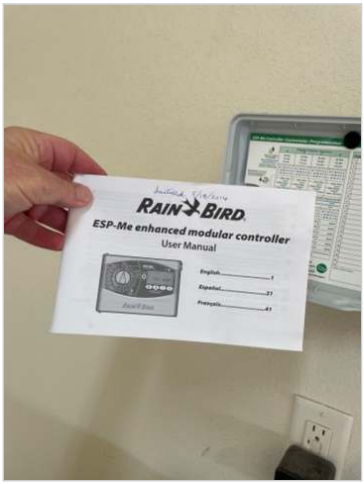
I	NI	NP	D

NOTE - Sprinkler heads require regular maintenance to clean and adjust the spray nozzles. Sprinkler heads may be partially clogged with grass/dirt limiting the spray pattern. The height of the grass can limit the spray pattern of sprinkler heads and may require frequent trimming.

*** Recommend further evaluation and repair as needed.









Zone 1 - not working

Zone 2

Zone 3

Zone 3

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:

☐ ☒ ☐ ☐ **C. Outbuilding**
Comments:

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

I	NI	NP	D

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

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**
Type of System:
Location of Drain Field:

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

☐ ☒ ☒ ☐ **G. Other**