



25002 Alllison Ct.
Spring, TX 77389

Ruben Trevino
TREC # 5053
TDA TPCL # 0566661
License # 0562767

Phone # 281-851-7816
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Buyer: Will Ayala
1530 Lochstone Dr.
Houston, TX 77073
03/08/2026

Agent: Yesenia Cavazos

Big State Home Services

25002 Allison Ct.
Spring, TX 77389

Phone 281-851-7816
trevinor23@aol.com

TREC 5053

INVOICE

SOLD TO:

Will Ayala

TX

INVOICE NUMBER 20260308-01

INVOICE DATE 03/08/2026

LOCATION 1530 Lochstone Dr.

REALTOR Yesenia Cavazos

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$480.00	\$480.00
3/8/2026	(\$480.00)	(\$480.00)
SUBTOTAL		\$480.00
TAX		\$0.00
TOTAL		\$480.00
BALANCE DUE		\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Will Ayala

Name of Client

03/08/2026

Date of Inspection

1530 Lochstone Dr., Houston, TX 77073

Address of Inspected Property

Ruben Trevino

Name of Inspector

5053

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

We appreciate the opportunity to conduct this TREC SOP inspection for you. Please carefully read your entire inspection report. Call us after you have reviewed your report so we can go over any questions you may have immediately and/or before closing. The property being inspected is not "Pass or Fail". The following report is based on and inspection on the visible portion of the structure and may be limited by vegetation and possessions. Depending on the age of the property, current code items may not be installed **however this inspection is focused on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation and/or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.**

A home inspection is a non-invasive, visual examination of a residential dwelling, duplex or 4 plex performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home as identified and agreed to by the client and inspector prior to the inspection.

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of the normal useful life is not by itself a material defect.

Note: this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Directional Comments in the Report

For the purpose of clarification, written comments in the report are noted as, right, left, front and back as determined by standing at the street and looking towards the front of the house.

Lead Based Paint

Many houses and apartments built before 1978 have paint that contains high levels of lead (called leadbased paint). Lead from paint, chips and dust can pose serious health hazards if not taken care of properly. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Mold/Mildew

Big State Home Services does not perform mold inspections. This company does not inspect for and is not qualified to render opinions on any type of environmental or other bio-hazards. Mold/mildew investigations are not included with this report as it is beyond the scope of this inspection. Any reference of water intrusion is recommended that the buyer contact a qualified professional to further investigation and evaluate.

Tainted, Corrosive Drywall

From approximately 1999 until 2012, some homes in Texas were reportedly or renovated using drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H₂S) iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing and electrical wiring and it often creates noxious odors which may pose health risks. **Additional information concerning Tainted, Corrosive Drywall can be found at:**
<http://www.cpsc.gov/info/drywall/index.html>; <http://www.constructionguru.com>; and <http://chinesedrywallcomplaintcenter.com>

Client acknowledges that this inspection will not reveal existence of Tainted, Corrosive Drywall and/or damages to the property which may have resulted front Tainted, Corrosive Drywall.

Important Agreement and Limitations

Dispute resolution: In the event a dispute arises regarding this inspection, the purchaser "Client" agrees to notify Big State Home Services within (10) days of the time of discovery so as to give Big State Home Services reasonable opportunity to re-inspect the property and resolve the dispute amicably. Purchaser further agrees that the inspector can either conduct the re-inspection himself or can employ others (at his expense) to re-inspect the property or both. Upon the request of either party all unresolved disputes relating to this agreement shall be submitted for binding arbitration in accordance with Texas Association of Arbitrators then in effect or then neither party shall have a right to bring suit in court. Defense costs: In the event the purchaser files suit against (inspector) or it's inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expensed incurred by (inspector) if the purchaser fails to prevail in the lawsuit. BY ACCEPTING THIS REPORT I AGREE TO THE AGREEMENT & LIMITATIONS.

NOTICE: THIS REPORT IS PREPARED FOR THE CLIENT ONLY AND IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE BY OR TO ANY OTHER PARTIES.

Property inspected was: ☐ Occupied ☒ Vacant ☐ Staged

Parties present at the inspection: ☒ Buyer ☐ Buyer's Agent ☐ Seller Listing agent ☐ Seller

Weather conditions during the inspection: ☐ Sunny ☒ **Overcast** ☐ Raining

Outside temperature during inspection: **67 °** Time of inspection: **10:45 AM**

Inspection Scope: ☒ **Full** ☐ Limited - reason

Additional written information provided with this report: ☐ Yes ☒ **No**

Cost of Home **\$ 480.00** to be paid at: ☒ Inspection ☐ Cash ☐ Credit Card ☒ Zelle

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: (An opinion on performance is mandatory)

☒ The foundation appears to be performing the function intended.

Note: Hairline cracks noted to garage flooring. Hairline cracks are not affecting performance of the foundation at this time.



Note: Foundation has spalling/corner cracks at one or more locations of the foundation. Corner spalling cracks are cosmetic; they have no effect on the foundation performance. Spalling/corner cracks allow possible termite penetration to be undetected. Spalling/corner cracks can be sealed and or patched with a cement compound.



Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

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SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. **Recommend installing a watering system all the way around the foundation to keep the soil moist during dry months. Lack of moisture and soil pulling away from the foundation can cause foundation movement/settlement that may require expensive foundation repairs.** Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments: The inspector will inspect around the structure and report any visible conditions or symptoms that may indicate water penetration. The inspector will report any visible conditions that are adversely affecting the foundation performance. Where masonry veneer is used, foundation walls shall extend a minimum of 4 inches above finish grade and where wood siding is used foundation wall shall extend a minimum of 6 inches above finished grade.

Lots shall be graded so as to drain surface water away from foundation walls. The grade away front the foundation wall shall fall a minimum of 6 inches within the first 10 feet. He will also report visible deficiencies in installed gutter and downspout systems.

Deficiencies:

- **Diverter missing at base of downspout to gutters on front right corner of structure.**



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

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Roof Condition: ☒ Good/New ☐ Average ☐ Aged

Total life expectancy of composition roof shingles is typically between 15 & 20 years depending on the quality of shingles. Inspector will not make a determination regarding the remaining life expectancy of the roof covering. If in concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted with. **It is beyond the scope of this inspector to determine the insurability of the roof. Recommend evaluation by your insurance carrier prior to purchase of the property.**

The inspector will inspect the roof covering, roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair.

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D. Roof Structures and Attics

Viewed From: Entered the Attic (Note: Sections of attic were inaccessible and or obstructed from view.

Approximate Average Depth of Insulation: 6-8 inches.

Comments:

Note: Recommend installing 14-15 inches of attic insulation to make the home more efficient. 14.5 inches of insulation equals an R-38 value, which is the recommend R-value for this part of Texas.

The inspector will enter the attic space unless it is inaccessible or a hazardous condition exist. He will report any evidence of water penetration. He will report inadequate attic space ventilation. He will report any excessive deflections or depressions in the surface of the roof as it relates to structural performance.

Attic Ventilation:

☒ Soffit Vents

☒ Air Hawks

☐ Gable Vents

☐ Ridge Vents

☐ Wind Turbines

☐ Power Turbines

☐ O'Hagin Vents

☐ None Evident

Deficiencies:

- **Recommend properly insulating attic access opening and installing weather stripping around door access to improve energy.**

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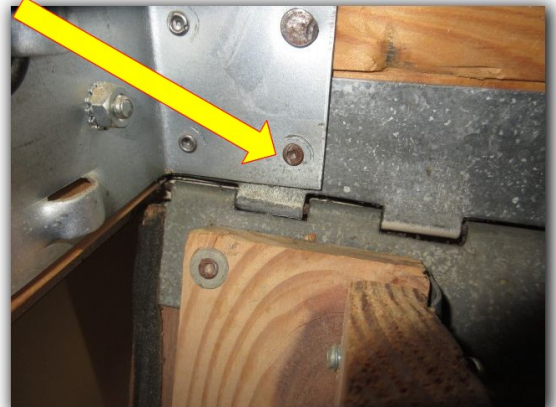
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- The attic pull down stairs are installed with either the wrong amount of hardware or the wrong type. The manufacturer calls for 16-16d nails or 1/4 inch diameter lag screws. Nailing must be completed by placing nails (lag screws) in the pre-punched holes in pivot plates, corner braces and spring brackets. Recommend adding the correct nails or screws. Safety concern.



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E. Walls (Interior and Exterior)

Comments: Inspector will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect the structural performance or indicate water penetration.

Note: This company does not inspect for mold and is not qualified to render opinions on any type of environmental or other bio-hazards/mold. Big State Home Services recommend buyer contact a qualified professional of your choice for further evaluation and correction.

Exterior Walls:

Siding Materials: ☒ Brick ☐ Stone ☐ Wood ☐ Masonite ☐ Stucco

Deficiencies:

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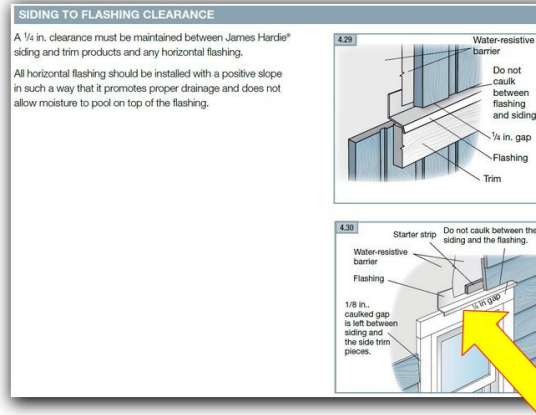
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Exterior Walls:

- Top trim board above exterior doors/windows are not equipped with metal flashing. Approve corrosion-resistant flashing required at top of all exterior door openings is such a manner to be leak proof.



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F. Ceilings and Floors

Comments: Inspector will inspect the ceiling and floors are report visible deficiencies of the surfaces as related to structural performance. He will report any visible of water penetration. The inspector will not determine the condition of floor coverings and or ceiling unless such conditions affect structural performance or indicate water penetration.

Deficiencies:

Ceilings:

- Inspector observed exhaust fan registers on ceiling of garage. Openings are not allowed into attached garages per current fire blocking codes.

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- Hole observed to ceiling in laundry room.



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G. Doors (Interior and Exterior)

Comments: Inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches. Inspector will not inspect locks on interior doors. He will report doors that do not operate properly, doors with damaged glazing and damaged or missing door screens.

Deficiencies:

Interior Doors

- The door between the house and the garage is required to be self close and self latch per current building and fire blocking requirements.
- Door stops missing/damaged or missing rubber stoppers in on or more locations.

Garage

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- Overhead garage door with an opener should have the lock disabled to prevent damage to the overhead unit if you try to open it while locked.



- Weather stripping at the bottom of the garage door(s) is damaged.



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H. Windows

Comments: The inspector will inspect the accessible windows and report damaged glass, damage glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

On home with security bars, the inspector will inspect and report any inoperable windows at security bar locations of sleeping rooms or egress areas and other randomly sampled accessible security bar locations. He will report locations where functional keyless security bare are appropriate.

Deficiencies:

- Window screens torn, damaged and or missing.
- Cracked/damage glass observed; rear right corner master bedroom.

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- Thermo pane windows have lost their seals or appear to have a damaged vapor barrier. The window have moisture between the panes and or the window have fogged; 2nd story left middle bedroom window and rear right corner and rear left corner bedroom windows.
- Height to window sills are greater than 44 inches above flooring which is considered difficult to escape thru if used as a emergency egress in case of fire; 2nd story left middle and rear right and left corner guest bedroom windows.



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I. Stairways (Interior and Exterior)

Comments: Inspector will inspect and report any visible deficiencies in the interior and exterior steps, stairways, balconies, and railings. He will report and spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings. The inspector will not exhaustively measure every stairway component.

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J. Fireplaces and Chimneys

Comments: The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney. The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test.

Type of Fireplace: ☒ **Factory Enclosed** ☐ Masonry ☐ Metal ☐ Free Standing



Note: Fireplace was operated with control box at base of firebox. Remote was not located.

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K. Porches, Balconies, Decks, and Carports

Comments: The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

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L. Other

Comments:

Deficiencies:

- **Wood framing to shed to water softener system observed adjacent to foundation. Wood to ground contact is conducive to termite infestation.**

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- Sidewalk is unlevel on one or more locations. Possibly due to tree roots. (Tripping Hazard).



- Paver/tile missing at front porch.



- Multiple cracks noted to driveway.

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

☐ Overhead Service ☒ Underground Service

The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of overcurrent protectors for the size of conductor being used and sizing of listed equipment of overcurrent protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a close closet or bathroom. He will report lack of a main disconnect. He will report accessible main or sub-panels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have a dead front cover in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

Main Disconnect Panel: Siemens with 125 amp disconnect.

Type of Wire (Feeder): ☐ Copper ☒ Aluminum

Type of Wire (Circuits): ☒ Copper ☐ Aluminum

Deficiencies:

- **2020 Electrical code requires each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident.**

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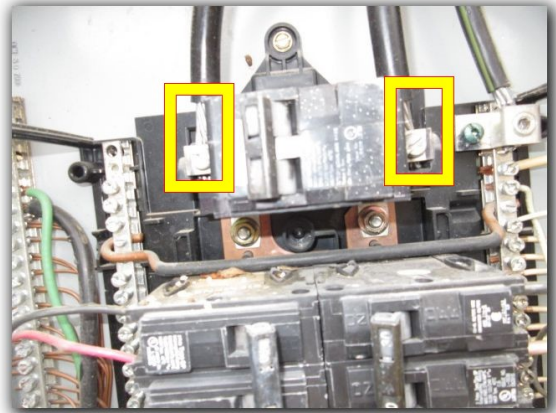
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- **2017 NEC 408.3** requires protective barriers on the **incoming lines** to terminals in main panel and **outgoing lines** to terminals from main panel to sub-panel. **New 2023 Section 215.5** requires there line-side busbar or terminals of equipment supplied by feeders taps or transformer secondary conductors to be protected from inadvertent contact by placing barriers over the exposed energized parts. Once the main breaker has been switched off, these barriers help to prevent inadvertent contact with energized parts on the line side of the feeders tap or secondary conductor disconnect, even if the disconnect is in the open position. **Electrical Shock Hazard**



- There is no anti-oxidant compound (grease) on the exposed aluminum wiring.

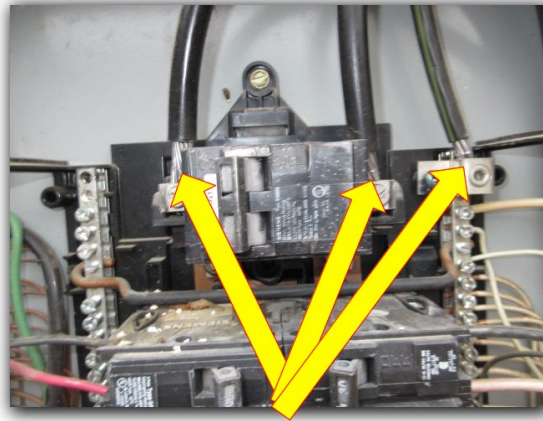
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- Breaker panel is not equipped with a surge protector. (Note: Homes built prior to 2020 were not required by the National Electrical Code (NEC) to be equipped with surge protector).
- Structural electrical system (breaker cabinet) is not equipped with the required amount of AFCI (Arch Fault Circuit Interrupter) protection. AFCI's devices/breakers are intended to protect against fires caused by electrical arcing in the wiring, by shutting off the power to the circuit when an electrical arc is detected in the circuit. Homes built prior to 2002 were not required by the National Code (NEC) to be protected by AFCI's. The current electrical code requires all branch circuits with outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways or similar rooms to be equipped with ARCI protection. Ref: IRC 3902.12 and NEC 210.12A
- New NEC code requires 30 amp double pole breaker used for the 250 volt outlet in laundry (dryer outlet) to have GFCI (Ground Fault Circuit Interrupter) protection. Ref NEC 210.8(A) (Effective January 1, 2023)
- All kitchen equipment including cooktop, range hood, oven, micro wave and refrigerator are not equipped with GFCI (ground fault circuit interrupter) protection New 2023 NEC electrical code requires all plug-in appliances in kitchen which includes refrigerators, micro-waves, electric ranges, wall mounted ovens counter mounted cooking units to be equipped with GFCI protection. Ref: NEC 210.8(E) and 210.63
- All breakers in panel(s) not properly labeled.
- Bonding jumper at supply side was not present in the breaker panel. (NEC code requirement 2011). Threaded fitting, bonding bushing, or grounding locknuts (no standard locknuts) on supply side of service not bonded. Ref: NEC 5.2502 (Typical for the age of the house).

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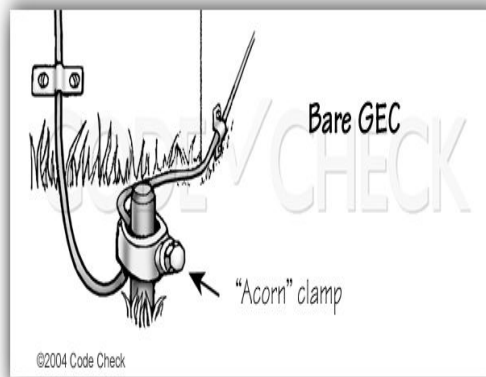
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- The wrong type grounding clamp was observed in securing the grounding cable to the grounding rod. The clamp should be an "acorn" type clamp. A weaver clamp was observed. The screws on the weaver clamp tend to rust and will eventually fail and no longer provide a proper grounding connection for the electrical service.



- Grounding cable has come loose from the supplemental grounding rod and or ground rod was not present.



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- Inspector observed an electrical cable penetrating out of breaker panel buried in ground leading to metal shed. Electrical cable should be protected in conduit.



Recommend buyer consult with a licensed electrician for further evaluation and repairs as needed.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum

Comments: The inspector will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. HE will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or subpanels, he will inspect a random sampling of accessible receptacles and switches are report inappropriate connections.

The inspector will inspect all accessible receptacles and report receptacles without power, receptacles with incorrect polarity, or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the walls or covers that are not in place. He will report if Ground Fault Circuit Interrupter (GFCI) devices are not properly installed or do not operate properly.

The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.

The inspector will inspect installed fixtures, including lighting devices and ceiling fans and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords. He will inspect the operation of accessible smoke or fire detectors that are not connected to a central alarm system and report deficiencies in installation and operation.

Single and multiple-station smoke alarms shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms (hallway), and on each story of the dwelling. A carbon monoxide detector is recommended for each floor. Batteries should be

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replaced in smoke detectors and carbon monoxide detectors upon taking ownership and annually thereafter.

Deficiencies:

- Outlets throughout structures are not tamper resistant. All outlets less than five and a half feet above the floor required to be tamper resistant. NEC Code required as of 2008. Texas Real Estate Commission Standard of Practice require lack of tamper resistant to be called out. (Typical for a house of this age).
- New 2023 NEC code requires the outlet servicing the HVAC (furnace) equipment in the attic be equipped with GFCI (Ground Fault Circuit Interrupter) protection. Ref: NEC 210.8(E) and 210.63
- All exterior outlets (rear right corner and outlets at patio) are not equipped with GFCI (ground fault circuit interrupter) protection as required by current code.



- All outlets in laundry room are not equipped with GFCI (ground fault circuit interrupter) protection as required by current code.
- Outlets under kitchen counter (serving dishwasher and disposal) are not equipped with GFCI (ground fault circuit interrupter) protection. All 125 volt, single-phase 15 and 20 ampere receptacles that serve countertop surfaces shall have ground fault circuit-interrupter protection for personnel.
- All outlets in garage including (outlets on left wall and ceiling of garage used for garage door opener) are not equipped with GFCI (ground fault circuit interrupter) protection as required by current code. All 125 volt, single-phase 15 or 20 ampere receptacles installed in garage require GFCI protection. (Typical for a house of this age).
- Outlets in metal storage building is not equipped with GFCI (ground fault circuit interrupter) protection as required by current code

I=Inspected

NI=Not Inspected

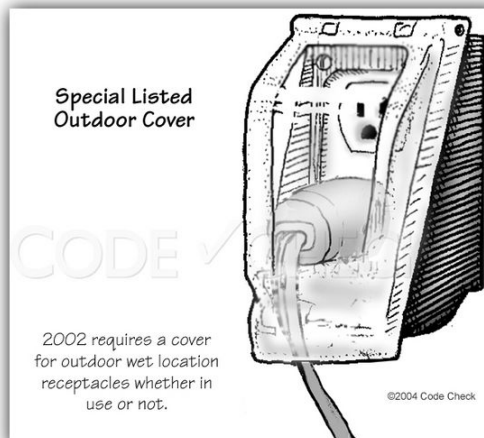
NP=Not Present

D=Deficient

I	NI	NP	D
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- Missing/incorrect weatherproof cover on an outside outlet observed with a permanent cord plugged in at outside outlet; patio.



- Outlet left wall of garage is loose.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Junction box in attic and ceiling of garage is missing a cover. Wiring is exposed.



- Light fixture in laundry room is not functioning.
- Inspector did not observe a carbon monoxide detector. Carbon monoxide detectors required to be installed on each level of structure outside of each sleeping area in immediate vicinity of bedrooms. Recommend installing as a safety concern. Smoke detectors are dated 2020. The manufacturer recommends replacing smoke detectors and carbon monoxide detector every 10 years for fire safety.

Recommend buyer consult with a licensed electrician for further evaluation and repairs as needed.

☐ ☒ ☒ ☐

C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of System: Forced Air

Energy Source: Gas

Comments: Inspector will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, and inaccessible valve or a valve that leaks.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system. He will not verify the integrity of the heat exchanger.

Unit Manufacture: Carrier

Serial # 4506A19189

Model # 58STA070---12116

Return Air Temp: _____ °F

Supply Air Temp: ____ °F

Temp. Differential: ____ °F

Note: Furnace appears to be original (approx. 20 years old). Due to age of unit, buyer should expect a limited life use. Recommend having all HVAC systems serviced annually to ensure continued proper operation.

Deficiencies:

- Thermostat is not functioning. The heat would not come on. Recommend servicing by a licensed HVAC technician.



☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Central Split System

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments: The inspector will describe the type of cooling system and inspect each unit. He will operate the system using normal control devices (**except when the outdoor temperature is less than 60 degrees Fahrenheit**) and report deficiencies in performance. He will report any noticeable/audible vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that are improperly terminated. He will also report safety pans that are blocked with debris or are appropriately sized for the evaporator coil.

The inspector will inspect the return air chases and plenums for hazardous conditions and report the lack of insulation on refrigerant lines and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report conductors and over-current protection devices that are not appropriately sized for the cooling system.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure or the system coolant or determine the presence of leaks in the system. He will not determine the sizing efficiency or adequacy of the system.

Note: Normal temperature differential should be between 15-22 degrees). However, the differential measured at the time of the inspection can be affected by outside temperature, humidity and other factors. Common industry practice is to have HVAC systems serviced annually).

Note: The cooling lines were not opened and checked for proper freon levels/pressure nor were the coils checked for leaks. Only licensed HVAC technicians are allowed to install gauges on any type of cooling equipment in the state of Texas. For a more extensive cooling system evaluation please contact a licensed HVAC technician. Recommend having all HVAC systems serviced annually to ensure continued proper operation.

Unit Manufacture: Carrier

Serial # 0307E19050

Model # 24ABA448A300

Return Air Temp: _____ °F Supply Air Temp: ____ °F Temp. Differential: ____ °F

Note: A/C condenser appears to be original (approx. 19-20 years old). Due to age of unit, buyer should expect a limited life use. Recommend having all HVAC systems serviced annually to ensure continued proper operation.

Deficiencies:

- Thermostat is not functioning. The system will not come on. Recommend servicing by a licensed HVAC technician.

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I	NI	NP	D
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- Piping insulation to refrigerant line to A/C condenser is not protected from damage, including that due to sunlight, moisture, equipment maintenance, wind and shall be provide shielding from solar radiation that can cause degradation of insulation material. (International Energy Conservation Code) Adhesive tape shall not be permitted.



- Rust and corrosion noted to safety pan under the evaporator coil. Rust and corrosion is an indication primary drain line was clogged and evaporator coil was leaking water at sometime. Recommend A/C system be cleaned and serviced and safety pan be replaced if needed by a licensed HVAC specialist. Recommend A/C systems be serviced annually to ensure continued proper operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments: The inspector will inspect the visible components of the duct system and report improper materials or improper routing of ducts. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation.

Type of Ducting: ☒ Flex Ducting ☐ Duct Board ☐ Metal

☐ ☒ ☒ ☐

D. Other

Comments:

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front right corner of property.

Location of main water supply valve: Left side adjacent structure.

Static water pressure reading: 55 PSI (Acceptable PSI is between 40 and 80 PSI)

Type of supply piping material: PVC/CPVC

Comments:

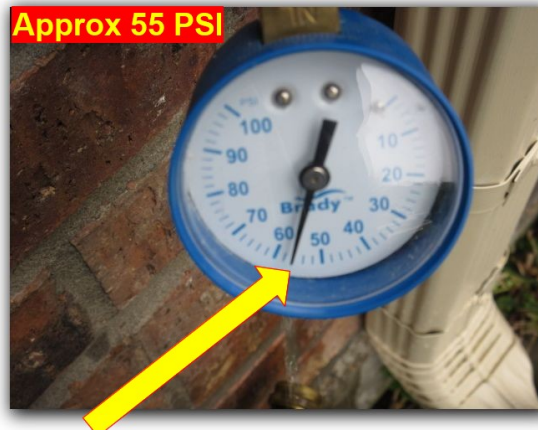
I=Inspected

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I	NI	NP	D
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The will describe the supply system piping and inspect the plumbing system. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report incompatible materials in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will report deficiencies in the operation of all fixtures if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucet. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures.

The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the portability of the water supply. Inspector will not operate shut-off valves for clothes washers. He will not inspect a refrigerator ice maker or water line. **The inspector will not inspect any water conditioning/filtered/softener systems.**

Water Source: ☒ Public

☐ Private

Note: Water softener /treatment / filter equipment was not inspected. Recommend buyer consult with a water softener filter specialist.



Deficiencies:

2nd Story Guest Bath-

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Caulking deficient and or missing around spout to bathtub.



Exterior-

- Backflow (Anti-siphon) device missing at one or more outside facets which can cause contamination to the water supply.



☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments: The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible waste water lines and vent pipes. He will report drain lines that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will report the lack of a main drain line clean-out. He will inspect the shower enclosure for leaks. He will report commodes that have cracks, improperly mounted and or loose and commodes that leak or have tank components that do not operate properly. He will report mechanical drainstops that are missing or do not operate properly on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Note: This inspection does not include testing the washing machine drain line.

Note: While some water was run down drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing or video-scan, is available from qualified, licensed plumbers.

Sewer Type: ☒ Public ☐ Private

Location of clean-out drain: Not located.

Deficiencies:

- Inspector did not locate the presence of the primary clean-out drain.

Half Bath-

- Sink drain stop not functioning.



Master Bath-

- Drain stops to both sinks not functioning.



- Improper drain line material observed under right sink. Flex corrugate piping

I=Inspected

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D=Deficient

I	NI	NP	D
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observed. Smooth drain pipe is recommend to prevent clogged of drain line.



2nd Story Guest Bath-

- Sink missing drain stop.



- Bathtub is missing a drain stop.



Laundry Room-

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Laundry room floor does not slope properly towards center floor drain making drain not operational / ineffective when needed. Floor needs curbs along perimeter of laundry room and floor needs to slope down towards center drain for proper operation of a floor drain or an alternative is to install metal drain pan below washing machine with drain line routed to floor drain.



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C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments: The inspector will report fittings that are leaking or corroded, broken or missing parts, covers or controls. The inspector will inspect the unit and will report deficiencies in the burner, the flame and burner compartment. The operation of heating elements and the condition of the wiring. He will report any deficiencies in the condition of the draft, draft diverter, draft hood, vent pipe, proximity to combustibles and vent termination points. He will report any inadequate combustion and draft air. He will report gas water heaters that are using improper materials for gas branch line or the connection to the unit. He will report the absence of or inaccessibility of a shut-off valve. Inspector will also report the lack of a safety pan and drain line where applicable. The inspector will report an unsafe location or installation.

Manufacture: A.O. Smith

Serial # 2401137245481

Manufacture Date: 01/2024

Location:

☒ Attic

☐ Garage

☐ Laundry Room

☐ Utility Closet

Deficiencies:

- Exhaust vent is in contact with roof sheathing and or roof felt. **(Fire Hazard)**
Exhaust vent should be a minimum of 1 inch from combustible material.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☐

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right Side of Structure.

Type of gas distribution piping material: Steel (Black Piping)

Comments:

☐ ☒ ☒ ☐

F. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwashers

Comments: The inspector will operate the unit in the normal mode with soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report any spray arms that do not rotate, soap dispensers that do not open and drying elements that do not operate. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust and or water leaks. He will report the lack of back flow prevention and any deficiencies in the water discharge hose or piping.

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B. Food Waste Disposers

Comments: Inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments: The inspector will report as deficient the absence of a range hood or a range exhaust. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not a recirculating type configuration.

Vent: ☐ Recirculates Air ☐ Vents to Exterior ☐ Vent not Present

Deficiencies:

- **Range hood light is not functional. Left side flickers and right side does not turn on.**



- **The range hood screen/filter needs to be replaced or cleaned due to grease build-up. Safety Hazard.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Not Present

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E. Microwave Ovens

Comments: The inspector will operate the built-in unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

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G. Garage Door Operators

Comments: The inspector will operate the overhead garage door either manually or by an installed automatic door control. He report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled.

Deficiencies:

- Opener did not work. Recommend service.
- Electric safety eyes are not to be installed greater than 4-6" above the floor. Recommend lowering. -



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments: The inspector will inspect the visible components of the system and report deficiencies in material or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. He will report the lack of a dryer vent system when provisions are present for a dryer. The inspector will not determine the types of material contained in insulation.

Note: Recommend cleaning dryer vent as a safety concern on previously owned homes especially those vented to the roof.

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I. Other

Comments: