



HOME INSPECTION REPORT

26207 Oak Ridge Dr
Spring TX 77380

JUNE 8, 2021



Inspector
Jeremy Lovelady
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PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 26207 Oak Ridge Dr, Spring TX 77380
(Address or Other Identification of Inspected Property)

By: Jeremy Lovelady - TREC# 22203, Keith Jeanes 06/08/2021 8:00 am
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Office

Occupancy: Occupied, Vacant

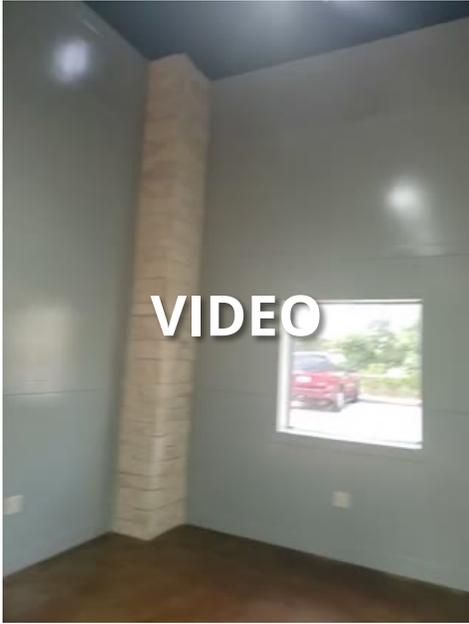
In Attendance: No attendance

Temperature (approximate): 73 Fahrenheit (F)

Weather Conditions: Cloudy

Videos :

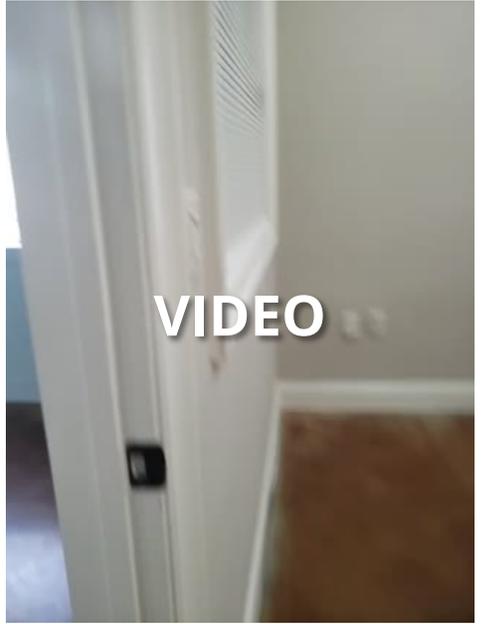
Videos



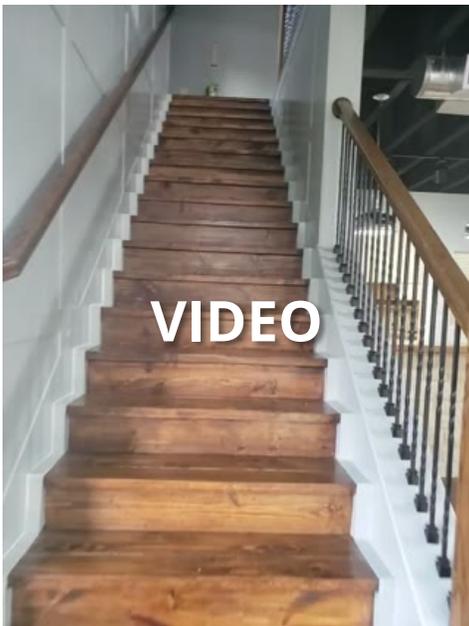
VIDEO



VIDEO



VIDEO



VIDEO



VIDEO

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade, Concrete

Comments:

Foundation Is performing as Intended:

The foundation is performing as intended. No significant problems were observed.

Limitations:

LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

B. Grading and Drainage

Comments:



Erosion Limitation:

An evaluation of soil stability is beyond the scope of this inspection. As with many ravine lots, there is potential for erosion. If erosion problems are suspected, a soils engineer should be consulted to evaluate this condition and the remedies available for correction.

LIMITATIONS:

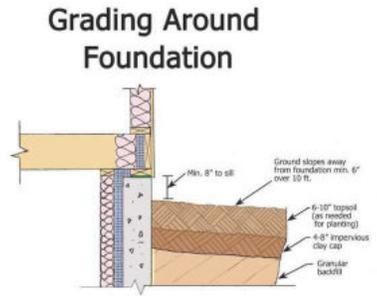
LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

1: Grading Too High

🔴 Repair/Replace

High elevation of grading noted. The grading should be improved by the removal of top soil. The ground should slope away from the structure at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

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Example

2: Vegetation next to house or roof line.

🔴 Repair/Replace

Vegetation needs to be trimmed back at least one foot away from exterior walls and roof line.

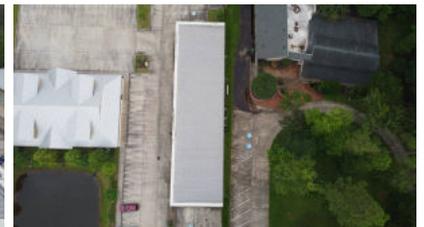


Example

C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: Ground w/Drone



Comments:

I	NI	NP	D
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All Repairs Listed should be performed by a license roof company. Home inspectors are not licensed for roof repairs and service, for this reason when repairs are performed the license roof company should evaluate the entire roof system.

The structure has been recently painted. This can prevent identification of leaks. Recommend to monitor.

Limitations:

LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspectors reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

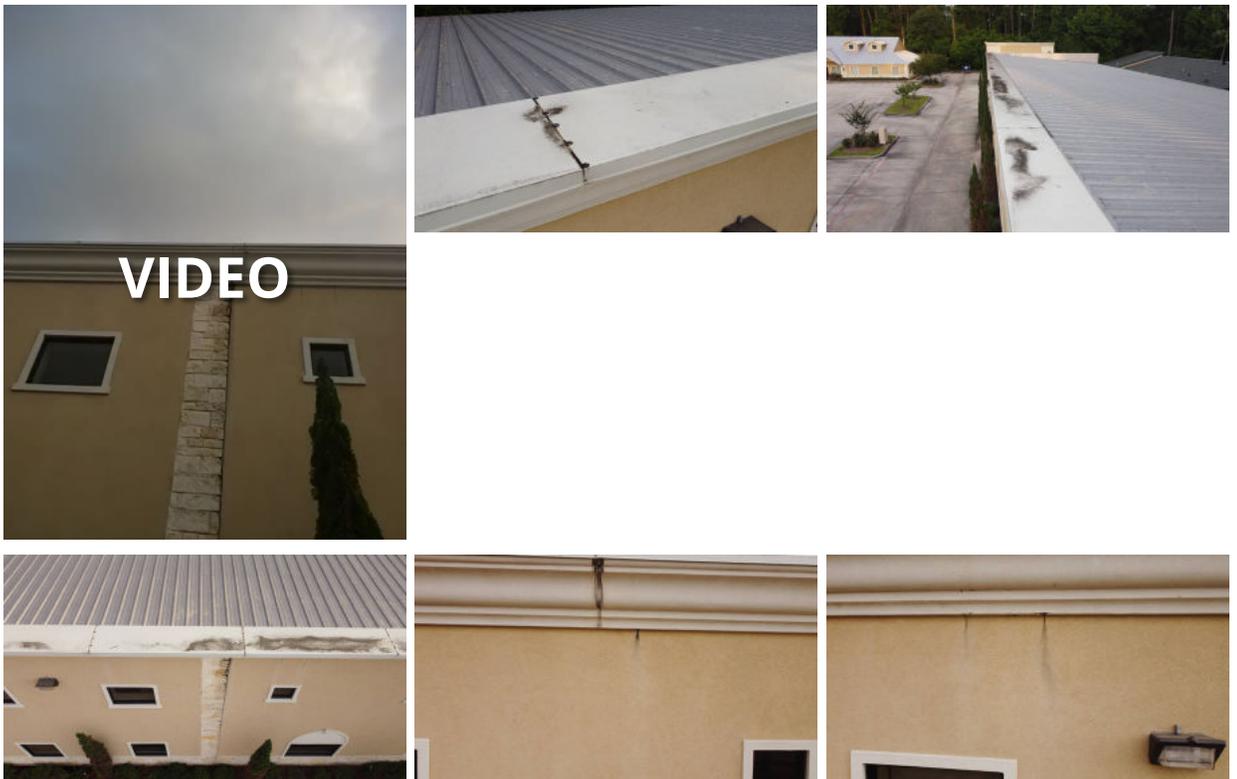
Limited access :

The inspector is not required to walk 2 story roofs, roofs with steep slopes or roofs with biological growth/debris. When these conditions occur the inspector may use any of the following process to examine the roof. (ladder,ground, binoculars) Due to the nature of this type of visuals inspection some conditions may not be identified. When these conditions occur it is advisable to have the roof further evaluated by a roofing company.

1: Flashing General Damage

🔴 Repair/Replace

The Flashing has general damage, holes, rusting, loose,etc. Damaged flashing can lead to water intrusions. Recommend to have flashing evaluated and repaired by a roofer.



2: Gutters Discharge Below Grade

🔵 Informational/Monitor

I	NI	NP	D
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The gutters discharge below grade. We can not determine the condition of the drain tube and its efficiency. Recommend monitoring.



3: Bi-Annual inspection

 Informational/Monitor

In general, you need to have your roof inspected at least 2 times per year. You can do self-checks on your roof to see if there is anything you notice in addition to hiring a professional to check it out for you. Once during the spring and once during the fall are perfect times to have this done.

D. Roof Structures & Attics

Viewed From: No attic

Approximate Average Depth of Insulation: 6 Inches

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

Storage:

If the structure is occupied storage items in the attic may prevent full examination of the attic space. Once storage items are removed it would be advisable to perform a visual inspection of the area.

E. Walls (Interior and Exterior)

Comments:

Vinyl and Aluminum Siding:

We can not tell the condition of the walls when vinyl or aluminum siding is installed. Diffidence may be present that can not be detected due to over layment of finish products.

LIMITATIONS:

LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

1: Caulking repairs needed

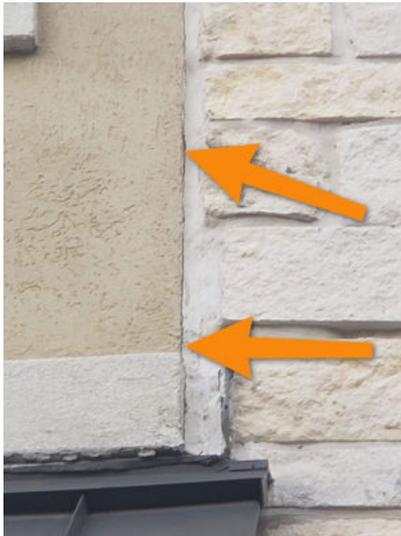
 Repair/Replace

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Caulking repairs needed around exterior siding and trim. Repairs are not limited to the photos provided.

International Residential Code IRC R703.10.2 requires lap siding to have:

1. A minimum vertical overlap of 1 ¼ inch (31.75 mm), and
2. One of the following butt joint treatments:
 - a) Joint Flashing,
 - b). Caulking, or
 - c). "H" jointer covers



Example

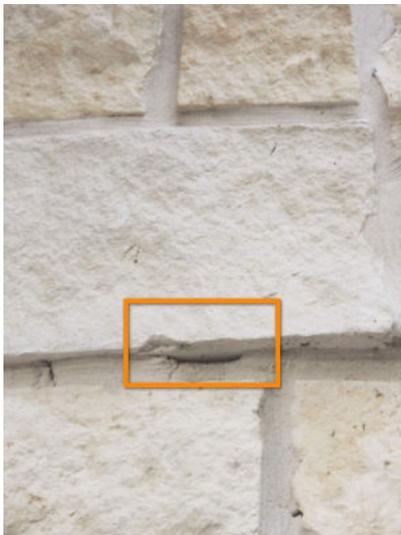


Example

2: Cracks in mortar.

🔴 Repair/Replace

Recommend to repair cracks in mortar.



Example



Example

I	NI	NP	D
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3: Cracks in stucco

🔴 Repair/Replace

Cracks noted in stucco finish. Recommend to repair.

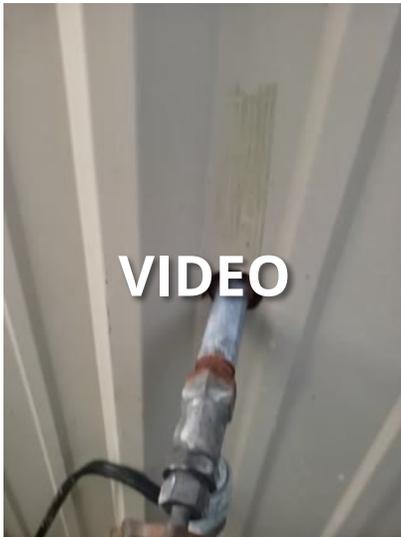


Example

4: Penetration points

🔴 Repair/Replace

Recommend to seal all penetration points.



F. Ceilings and Floors

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

1: Caulking repairs Exterior Ceilings

🔴 Repair/Replace

Caulking repairs needed to exterior ceilings.

I	NI	NP	D
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Example

Example

G. Doors (Interior and Exterior)

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

H. Windows

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

Cold Weather Limitation:

During cold weather, condensation and rainbowing between panes of glass, which indicate leaking seals, may not appear at the time of inspection and may appear later during when the weather is warmer. The report can only contain conditions at time of inspection.

I. Stairways (Interior and Exterior)

Comments:

LIMITATIONS:

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

J. Fireplaces and Chimneys

Comments:

Anytime the fireplace is repaired the entire fireplace and chimney should be evaluated.

LIMITATIONS:

LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

Chimney cap:

The chimney cap may not be inspected due to one of the following reasons (height of roof, pitch of roof, unsafe access) it is advisable to have further evaluated. If the roof is unwalkable, the height prevented examination at time or inspection or if the buyer is a wear of any know issues.

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

I	NI	NP	D
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Flue:

By nature the design and height can prevent the examination of the interior of the flue pipe. The inspector is able to only report on the condition of the flue for areas that are visible at time of inspection. This can be limited to the firebox and the cap, if the cap was accessible.

Unable to examine interior of fireplace:

Gas fire places may have sealed glass front and back panels. In these situations the inspector is unable examine interior of fireplace due to unremovable glass doors.

K. Porches, Balconies, Decks, and Carports

Comments:

LIMITATIONS:

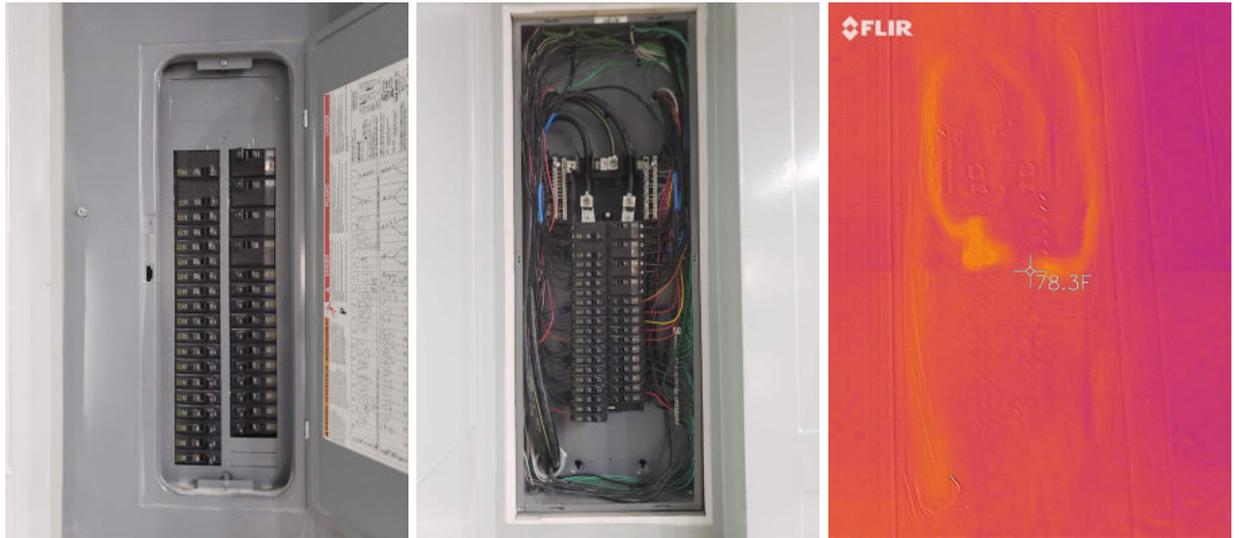
LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector s reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

Breaker in off position:

The inspector is not responsible for turning on breakers that are in the off position at the time of the inspection or reporting the operations of said breakers. The buyer is advised to inquire about any breakers that may be off with the builder/home owner.

I	NI	NP	D
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1: Missing Screws on Coverplate

🔧 Repair/Replace

Flat tipped screws on cover plate are missing. Replace as needed



2: Dielectric Grease

🔍 Informational/Monitor

Circuit breaker contacts should be lubricated: a. every six months.

Dielectric grease stops conductivity, opposite of what you want. but you should not need any grease in a residential panelboard or a circuit breaker other than what came with it inside breaker. Conductive grease is fine but problematic, especially if you use too much, you could bridge a gap and create a short circuit.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Photo Sensor Lights:

Outdoor photo sensor lights that allow lights to come on after dusk cannot be tested during a day time inspection. As a result, our company will not be liable if these are found defective.

Occupied home:

The inspector is not responsible to move furniture, pictures, mirrors or appliances at time of inspection to test the operation of outlets or switches. The inspectors also will not operate any light switch that has been taped in the down or upright position. Thus some issues may not be identified until a later date. The inspector holds no liability for items that could not be identified due to conditions listed above.

1: Cover Plates Damaged

I	NI	NP	D
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🔧 Repair/Replace

One or more receptacles have a damaged cover plate. Recommend replacement.



2: Smoke/Carbon Monoxide Detector - Replace Batteries

🔍 Informational/Monitor

Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Manufacturer Info: See tables -

Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

Unit 1 Register Temp: 120



Unit 2 Register Temp: 118

I	NI	NP	D
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Unit 3 Register Temp: 122



Unit 4 Register Temp: 122



LIMITATIONS:

LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner

Manufacturer Info: See labels -

Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

I	NI	NP	D
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Unit 1 Register/Return Air Temps: 56/70



Unit 1 AC Differential Test: 14

Unit 2 Register/Return Air Temps: 56/70

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Unit 2 AC Differential Test: 14



Unit 3 Register/Return Air Temps: 54/68

I	NI	NP	D
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Unit 4 AC Differential Test: 16

LIMITATIONS:

LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

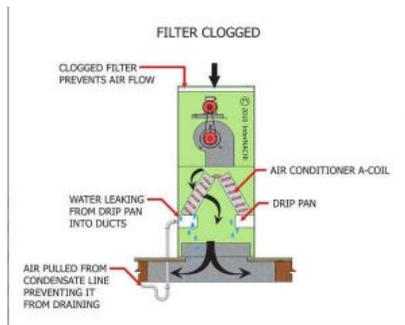
Dampners Not Tested:

If HVAC duct dampners are installed, they were not tested because, when they fail, they will fail in the open position.

1: Air filters

Informational/Monitor

Prior to moving in it is recommended to replace air filters. As a general rule, you'll want to replace pleated air filters and furnace filters in every 90 days. The longer the filter is in place, the more dirt, dust and allergens are trapped clogging the filter and decreasing their efficiency.



2: Bi-Annual service

Informational/Monitor

You should have a regular HVAC tune up (one AC tune up, one furnace tune up) twice a year, typically at the beginning of each heating and cooling season, to ensure that your system is working efficiently before the weather gets too hot or too cold. However, maintenance may be scheduled at any time. When maintenance is performed the technician should perform a complete system evaluation and cleaning of the HVAC system. If the system has not been cleaned or serviced in the last 6 months servicing is recommended. Recommend to inquire on maintenance history from existing homeowner.

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3: Flush drain pipes

 Informational/Monitor

Recommend to flush drain pipes to kill any harmful bacteria or buildup and make sure your system continues to operate at peak performance by cleaning your drain line every 30 days.



4: Rusted evaporative drain pan.

 Repair/Replace

Rusted drain pans can be an indication of the primary line being clogged or a system not operating efficiently. Recommend to have evaluated and repaired by a licence HVAC technician. Replacement of the drain pan and flushing of the lines may be required.



5: Unit Not Level

 Repair/Replace

Condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

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6: Locking caps required

🔧 Repair/Replace

Code (IRC) M1411.6 and International Mechanical Code (IMC) 1101.10 of the International Code Council (ICC), which require that all accessible access HVAC ports to be secured with tamper-resistant caps.



7: Evaporative Drain Pan Debris

🔍 Informational/Monitor

It is not uncommon for insulation or other debris to enter into the drain pan. We recommend to clean drain pan upon move in and then reinspect annually.

C. Duct System, Chases, and Vents

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

LIMITATIONS:

LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of

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conditioned air to the various parts of the structure; or types of materials contained in insulation.

1: Clean Ductwork

 Informational/Monitor

Duct cleaning is recommended. Just like any other HVAC system, air ducts require regular maintenance to ensure maximum efficiency. As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. If registers appear dirty or if the existing duct system has not been serviced in the last 3 years cleaning is recommended.

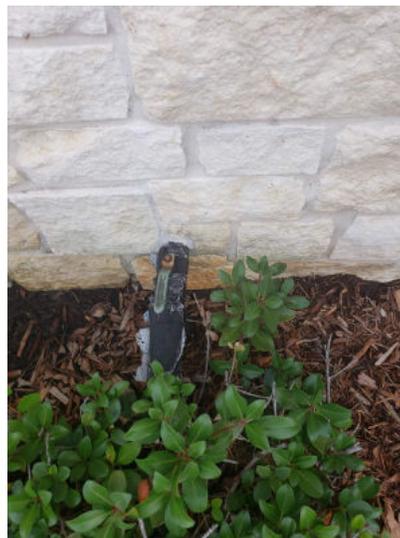
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior



Location of Main Water Supply Valve : Left exterior wall



Static Water Pressure Reading: 50

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Polybutylene (PB) pipe:

Polybutylene (PB) pipe is a gray plastic tubing that was commonly used as water-supply plumbing pipe in the years between 1978 and 1995, at which time it was discontinued due to reports of pipes rupturing and causing water damage.

Older Steel Piping -- Interior Corrosion Possible:

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

Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

The house has been recently painted. This can prevent identification of leaks. Recommend to monitor.

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Crawl Space Limitation:

If vapor barriers are installed, a visible inspection of the plumbing that lies behind the vapor barrier is not possible. Home inspectors may not see issues with plumbing including leaks, plumbing installation, etc.

Remodeled & Vacant buildings Limitation:

If a building has been recently remodeled, and/or, if a house has been sitting vacant for an extended period of time, plumbing leaks may not occur during the time of inspection, but may occur later when the home is occupied and the plumbing is put under a normal load.

I	NI	NP	D
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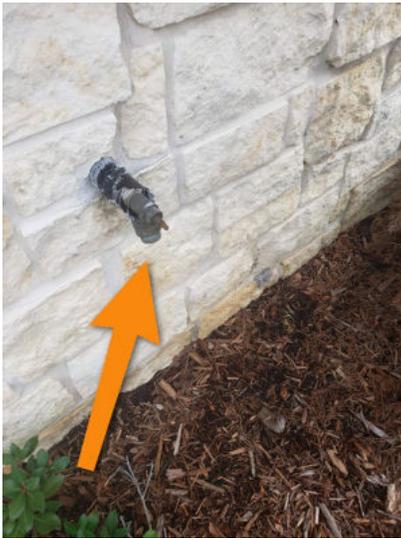
Shower pan:

The inspector will perform a visual inspection of the shower pan. Recent repairs such as grout, caulking, sheetrock and painting can prevent identification of a leak. Vacant homes or shower's that are not routinely operated may have leaks at time of inspection that are not identifiable. The buyer has been advised that we are not liable for leaks detected after move in. If the buyer suspects a problem or would like to have the shower pan further evaluated a licensed plumber can perform a pressure test on the shower pan to check for leaks.

1: Hose Bib Handle Damaged

🔴 Repair/Replace

Damaged hose bib handle. Recommend to repair as needed.



Example

2: Water Meter Housing-Standing Water

🔴 Repair/Replace

The water meter housing has standing water in it. This can be an indication of a possible leak at the meter or it could be drainage from recent rain or lawn sprinklers. Recommend to remove water and re-examine.



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

I	NI	NP	D
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B. Drains, Wastes, & Vents

Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

Every 18 to 22 months:

A good general rule is to have your home's sewer lines cleaned out every 18 to 22 months. That may be difficult to remember, but think of it as a year and a half to slightly less than two years.

Cast Iron pipes:

In residential use, cast-iron pipes should last 50-75 years. There are factors that can speed up deterioration, but the typical cast-iron sewer should reach this age before it needs replacing

Limitations.:

LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Main drains:

The technician only performs a flow test at time of inspection. The technician is not able to see or test the main drains, issues may not be detected at time of inspection. If the buyer has any concerns regarding the main drain then either a hydrostatic test or sewer scope should be performed.

Vacant / Older Building Disclaimer:

Based on inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appear to be operational at this time with the exceptions noted within this report. However, older homes and vacant homes could have hidden issues with the main sewer line. For example, at the time of inspection, the sewer lines may have leaks and cracks caused by tree roots thus allowing drains to appear normal at time of inspection. After the house is occupied and in use, solids are passed, get caught on the tree roots, and drains begin to drain slowly or to clog.

Visual Inspection:

Detecting small water leaks behind the walls can be very difficult, if not impossible to detect. We use thermal imaging cameras and moisture sensors which are used when we suspect that a problem might exist. A small leak may still go undetected. Home inspectors perform visual inspections only. Walls are not opened up and ground is not dug up to inspect the condition of the plumbing.

C. Water Heating Equipment

Energy Source: Electric

Capacity: 19 Gallons

I	NI	NP	D
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Manufacturer Info: Rheem -
Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

Comments:
All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

LIMITATIONS:
LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector s reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

TPRV Not Tested:
Due to condition or improper installation of the Temperature Pressure Release Valve (TPRV), this valve was not tested.

Insulated pipes and blankets :
The inspector is limited to areas that are visually accessible at the time of the inspection. Inspectors do not remove insulation from the pipes or the tanks during the inspections. Leaks in tank and areas cover by insulation may not be observed by the inspector. It is recommended upon move in to remove the foam and insulated blankets to perform a visual inspection. If leaks are found repairs will be required.

1: Annual Maintenance Flush Needed

[🔧 Informational/Monitor](#)

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

[Here is a DIY link to help.](#)

2: Water Heater Drain Pan Debris

[🔧 Informational/Monitor](#)

It is not uncommon for insulation or other debris to enter into the drain pan. We recommend to clean drain pan upon move in and then reinspect annually.

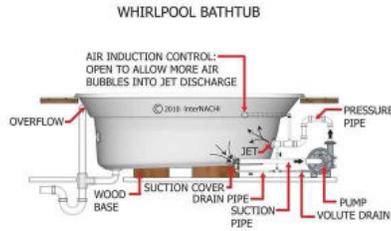
D. Hydro-Massage Therapy Equipment

Comments:

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

I	NI	NP	D
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All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.



LIMITATIONS:

LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

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

Access:

Access to the mechanical areas of hydro static tubs is often limited or in accessible. The inspector can not remove caulk or make modifications to the structure for examinations. The inspector is not liable for any deficiencies that can not be readily identified from the access points provided during the time of inspection.

Limited Use:

Hydro therapy tubs tend to have limited use. Issues may not be apparent without routine operations. It is recommended that the hydro therapy tub be operated weekly to help identify underlying issues. If any issues becomes apparent a qualified plumber should evaluate and perform repairs.

V. APPLIANCES

A. Dishwashers

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; turning water or gas valves on test trash compactor ram pressure; or determine the adequacy of venting systems.

B. Food Waste Disposers

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

C. Range Hood and Exhaust Systems

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

I	NI	NP	D
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Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

D. Ranges, Cooktops, and Ovens

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

E. Microwave Ovens

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

H. Dryer Exhaust Systems

Comments:

LIMITATIONS:

LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

VI. ADA

General

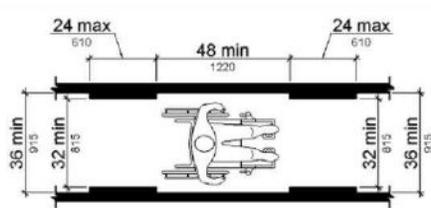


Figure 403.5.1 Clear Width of an Accessible Route

Q
1: Elevator Not Present
 — Repair/Replace
 If building has multiple levels, an ADA complaint elevator is required.

I	NI	NP	D
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2: Sink

🔴 Repair/Replace

Sink You should not install the sinks and faucets at high points that make it hard for the disabled person to reach. From the knee, you should connect the sink 27 inches tall. The distance from the floor to the sink should exceed 34 inches. Set the depth of the sink at a range of 11-25 inches. The width of the sink will be great at 30 inches. The faucet needs to be one-touch or electronic for easy control. One-hand control of the tap is also essential. (Choice Builder Solutions, 2020)

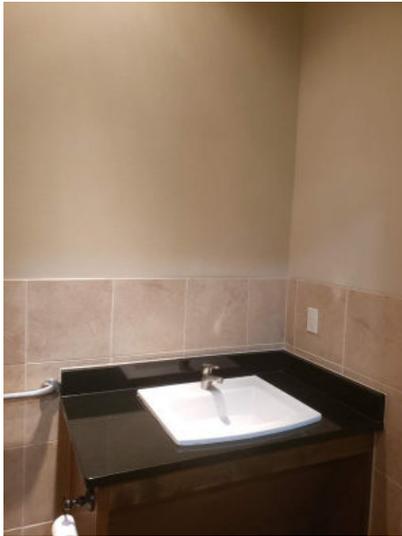


3: Mirrors

🔴 Repair/Replace

A bathroom will never look complete without a mirror. Every lady will agree with me on that. You may limit individuals that use wheelchairs to using the mirror if you don't comply with the bathroom components' ADA requirement. Install the mirror less than 40 inches from the floor to reflect the floor surface if it is above the sink. Install the mirror 35 inches high from the floor if there is no other component below it. (Riley, 2017)

I	NI	NP	D
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4: Ramp Edge Protection

🔴 Repair/Replace

Ramp edge protection Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high.



5: Paint needed

🔴 Repair/Replace

Parking spaces are due to be painted

VII. SAFETY

General

Fire lane:

Fire lane for emergency vehicle access located.

I	NI	NP	D
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Fire Suppression Systems Not Tested:

Fire suppression systems are not tested as part of a routine commercial inspection.

1: Building Escape Plan Not Posted

🔴 Repair/Replace

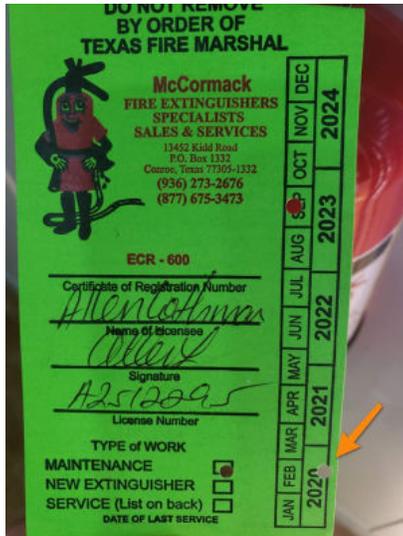
A building escape plan should be posted in a public area.

2: Fire Extinguishers Expired or Missing

🔴 Repair/Replace

Fire extinguishers are either missing or have passed their expiration date.

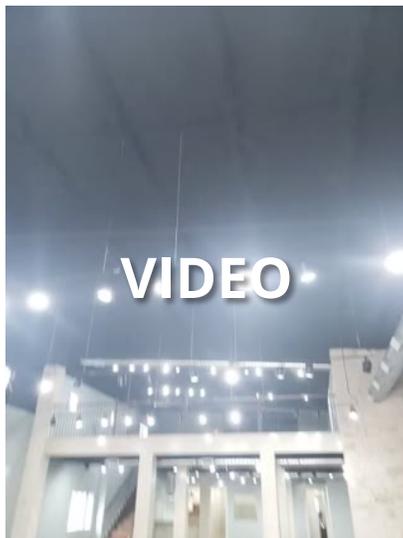
I NI NP D



3: No Fire Suppression System

🔧 Repair/Replace

Building is not equipped with a fire suppression system.



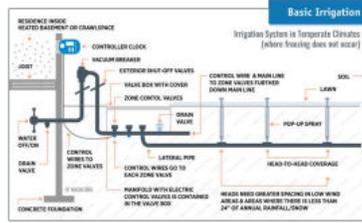
VIII. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

All Repairs Listed should be performed by a licence irrigation company. Home inspectors are not licensed in irrigation, for this reason when repairs are performed the license irrigation company should evaluate the entire irrigation system.

I	NI	NP	D
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LIMITATIONS:

The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventers.

Soakers hoses can not be examined for effectiveness.

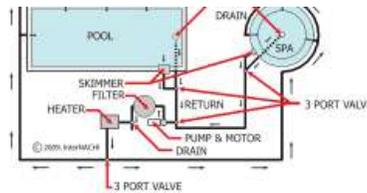
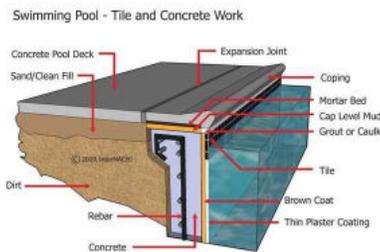
Backflow Device:

We do not perform a pressure test on the Backflow device.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

All Repairs Listed should be performed by a licence pool company. Home inspectors are not licence for pool repairs and service, for this reason when repairs are performed the licence pool company should evaluate the entire pool system.



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Inspection Limitations:

The following items are not included in this inspection: underground or concealed piping, motorized covers, Ozone Generators, Ultraviolet light systems, pool light niche.

Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level. The inspector also does not operate valves to turn on water features, bubbler, etc.

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

I	NI	NP	D
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Pool Leak Test Not Performed:

Our Inspection Company did not perform a leak test or was requested to schedule this inspection. If you have concerns about a leak we recommend to schedule a pool leak inspection prior to your inspection deadline.

C. Outbuildings

Comments:

D. Private Water Wells

Comments:

All Repairs Listed should be performed by a licensed well company. Home inspectors are not licensed for well repairs and service, for this reason when repairs are performed the licensed well company should evaluate the entire well system.

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to excavate or uncover the system or its components; determine the reliability of the water supply or source; or locate or verify underground water leaks.

E. Private Sewage Disposal (Septic) Systems

Comments:

All Repairs Listed should be performed by a licensed septic company. Home inspectors are not licensed for septic repairs and service, for this reason when repairs are performed the licensed septic company should evaluate the entire septic system.

TREC LIMITATIONS:

TREC LIMITATIONS: This inspection is based upon an on-site inspection of the septic system as found. Since there is no way to verify the size and/or condition of the tankage or lines without excavating, this is an estimate based upon information giving and probing. There are no guarantees, expressed or implied, that accompany this opinion. The inspector is not required to excavate or uncover the system or its components; determine the size, adequacy, or efficiency of the system; or determine the type of construction used.

PH and C12 Levels Not Tested:

Testing PH and C12 levels in septic tanks is beyond the scope of our septic inspection. If these tests are needed, we recommend contacting a septic company to perform these tests.

F. Other

Comments:

G. Elevator

Comments:

All Repairs Listed should be performed by a licence elevator company. Home inspectors are not licence for elevator repairs and service, for this reason when repairs are performed the licence elevator company should evaluate the entire well system.

Elevator :

The interior shaft and motor are not viable at time of operation. The inspector will not operate the emergency stop nor the emergency call feature at time inspection.

L. Outdoor Kitchen Inspection

Comments:

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

I NI NP D

Elevation Survey

Comments:

Limitation:

Magnolia Home Inspection Inspectors are not licensed foundation engineers. An elevation plot tool is used to determine the deflection of the foundation from a central point. Once deflection is determined, Magnolia Home Inspectors can render an opinion as to whether further assessment of the foundation by a foundation engineer is warranted. We cannot make any claim as to the whether the foundation is or is not performing as intended based upon a single elevation survey.

Ideally, several elevation plots would be taken over time to determine how the foundation is performing. We do not have access to prior elevation surveys if any were taken. This is a single measurement and cannot be used to indicate that the foundation has failed without further assessment by a foundation engineer.

Cosmetic issues (dry wall cracks, cracks in brick and mortar in brick veneer, will occur before structural issues occur. These are precursors to structural damage and should be taken seriously.