



## PROPERTY INSPECTION REPORT



**123 Your Street, Your Town, Texas 75001**

**Inspection prepared for: Your name**

**Real Estate Agent: Your Agent - Real Estate Company**

**Date of Inspection: 12/10/2019 Time: 10:30am - Report#: 19121342**

**Age of Home: New Construction Home faces: West Size: 2600+? - Single Story - Vacant**

**Weather: 43 Degrees - Recent rain - Overcast**

**Inspector: Glen P. Ford**

**Professional Inspector # 3831**

**Email: [atexinspect@earthlink.net](mailto:atexinspect@earthlink.net)**

**214-354-1842**

**[www.atexinspection.com](http://www.atexinspection.com)**

## PROPERTY INSPECTION REPORT

Prepared For: Your name  
(Name of Client)

Concerning: 123 Your Street, Your Town Texas, 75001  
(Address or Other Identification of Inspected Property)

By: Glen P. Ford, Professional Inspector # 3831 12/10/2019  
(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](http://www.trec.texas.gov).

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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

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

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

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

Examples of such hazards include:

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

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

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

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

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

---

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

### 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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

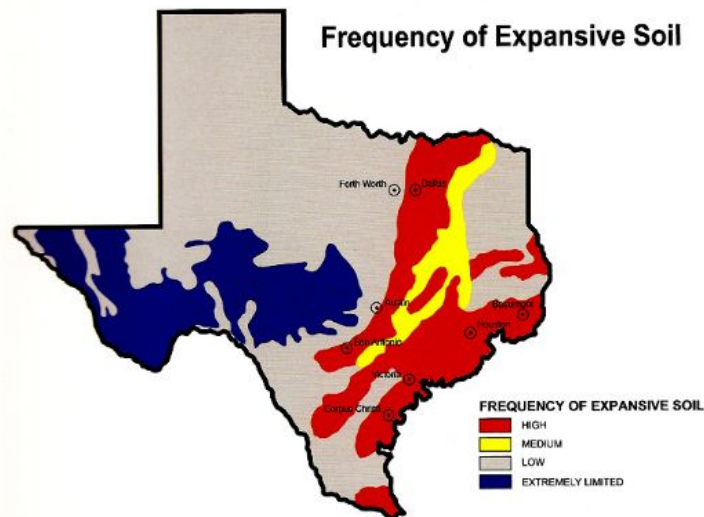
### A. Foundations

☒ ☐ ☐ ☐

Type of Foundation: Post tension monolithic slab ( New construction )

Comments:

- Foundation components were found to be performing and in satisfactory condition at the time of the inspection. Exterior brick mortar lines appear overall straight & level. All doors operate square in framed openings. No unusual movement noted in foundation. Structure appears to be performing as intended.
- Note: Be sure to remain in compliance with maintenance requirements of structural warranty at all times
- Note: Weather conditions, drainage, leakage, water ponding and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.
- Important note: Discuss North Texas expansive clay soil conditions with client (See graphic below) - Future homeowner water maintenance is critical to foundations structural performance - discuss with client (Its not uncommon to water foundation perimeter supporting soil 2 to 4 times a week during dry periods)



### B. Grading and Drainage

☒ ☐ ☐ ☐

Comments:

- Note: No grading / drainage related defects found
- Note: All surface water must freely drain away from foundation perimeter areas - Water ponding at foundation perimeter can result in unwanted movement in foundation
- Note: Any surface or sub-surface drain systems are not inspected by A-Tex Inspection, Inc. ( If present )



I=Inspected

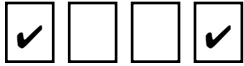
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### C. Roof Covering Materials



**Type(s) of Roof Covering:** Composition shingles

**Viewed From:** On roof and inside attic

**Comments:** ( Roof surface not inspected for insurability )

- Observed single layer of composition shingles installed and in overall functional condition
- Note: No evidence of any wind or hail damage noted at time of inspection - No dents to metal roof vents ( See photo )
- Note: **Report summary** of deficiencies (at end of report) provided for convenience only - be sure read entire body of inspection report for all property conditions and general maintenance recommendations (Digital photos included in this report are for explanatory purposes only and do not indicate all areas that may be deficient)
- **Deficiency -**
  - Several areas of uplifting ridge shingles are prone to wind damage (See photos)
  - 1 damaged shingle at NE ridge line - condition minor (See photo)
  - Loose shingles with missing sections at east chimney vent flashing area (See photo)
  - 1 north plumbing vent roof jack has rubber seal inverted - will hold water - not typical - minor repair (See photo)
  - Unsealed roof fasteners near east chimney vent flashing - minor repair (See photo)
  - Note: Recommend further evaluation by roofing contractor for repair options



Roof view west



Roof view east

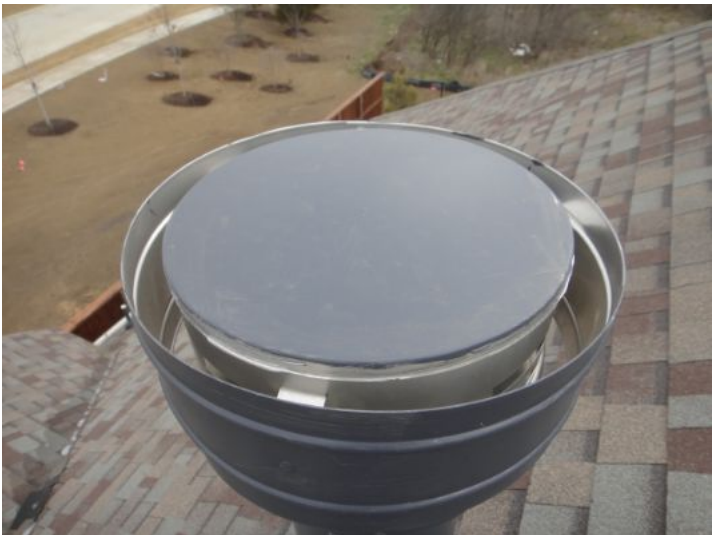
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Note: No evidence of any wind or hail damage noted at time of inspection - No dents to metal roof vents ( See photo )*



*Several areas of uplifting ridge shingles are prone to wind damage (See photos)*



*Several areas of uplifting ridge shingles are prone to wind damage (See photos)*



*Several areas of uplifting ridge shingles are prone to wind damage (See photos)*



I=Inspected

NI=Not Inspected

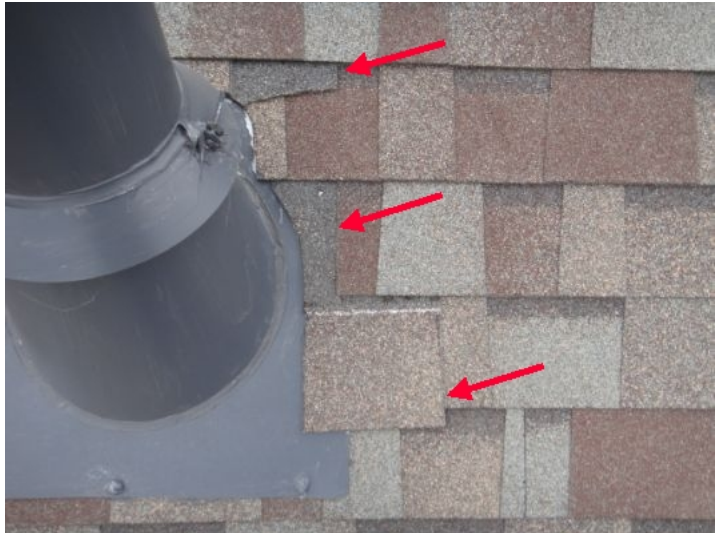
NP=Not Present

D=Deficient

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



1 damaged shingle at NE ridge line - condition minor (See photo)



Loose shingles with missing sections at east chimney vent flashing area (See photo)



1 north plumbing vent roof jack has rubber seal inverted - will hold water - not typical - minor repair (See next photo)



View of properly installed roof jack seal



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Unsealed roof fasteners near east chimney vent flashing - minor repair (See photo)*

#### D. Roof Structure and Attics



**Viewed From:** Attic entered but with partial or limited view from decked areas only

**Approximate Average Depth of Insulation:**

- 16 to 18 inches ( R-49 Posted - requires minimum thickness 16.75" )

Comments:

• **Deficiency -**

- Blown ceiling insulation is loose / disturbed at areas above den caused by worker foot traffic - no longer at posted depth in this area - discuss with client (See photo)



*Note: View of insulation installers depth marker*



*Blown ceiling insulation is loose / disturbed at areas above den caused by worker foot traffic - no longer at posted depth in this area - discuss with client (See photo)*

I=Inspected

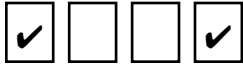
NI=Not Inspected

NP=Not Present

D=Deficient

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

## E. Walls (Interior and Exterior)



### Wall Materials: Exterior brick veneer & siding

#### Comments:

- Note: Any cosmetic concerns and/or general appearance issues are not addressed by this report.
- Note: Decorative wood gable vents will require regular maintenance to prevent water damage - discuss (See photo)

#### • Deficiency -

- Window frame to brick caulking failed / incomplete at random - minor repair (See photos)
- North brick expansion joint has incomplete sealant at top resulting in small opening - minor repair (See photo)
- Small areas of missing / incomplete brick mortar resulting in small openings where soldier bricks meet frieze board trim - minor repair (See photos)
- Missing clothes rods in master closet (See photo)



*Note: Decorative wood gable vents will require regular maintenance to prevent water damage - discuss (See photo)*



*Window frame to brick caulking failed / incomplete at random - minor repair (See photos)*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Window frame to brick caulking failed / incomplete at random - minor repair (See photos)*



*Window frame to brick caulking failed / incomplete at random - minor repair (See photos)*



*North brick expansion joint has incomplete sealant at top resulting in small opening - minor repair (See photo)*



*Small areas of missing / incomplete brick mortar resulting in small openings where soldier bricks meet frieze board trim - minor repair (See photos)*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

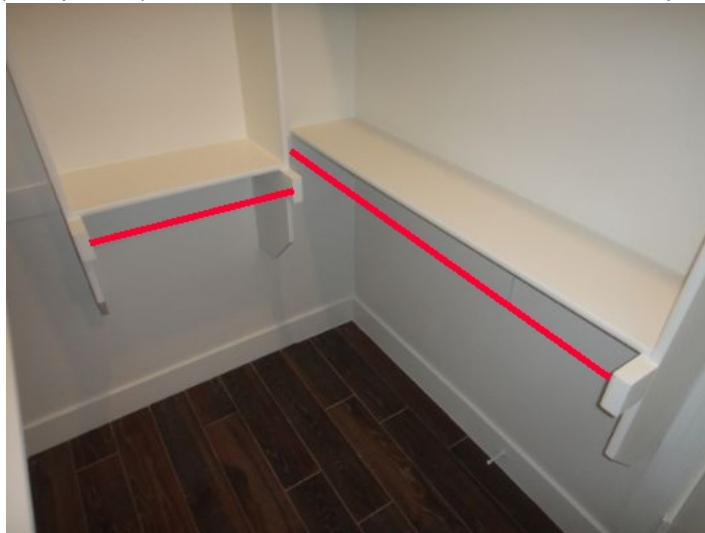
I	NI	NP	D



Small areas of missing / incomplete brick mortar resulting in small openings where soldier bricks meet frieze board trim - minor repair (See photos)



Small areas of missing / incomplete brick mortar resulting in small openings where soldier bricks meet frieze board trim - minor repair (See photos)



Missing clothes rods in master closet (See photo)

## F. Ceilings and Floors

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**Ceiling and Floor Materials:** Ceiling is made of drywall with texture finish

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Note: Discuss with client benefits of caulking / sealing all cabinet base joints - in the event of any leakage - water would drain onto floor in front of cabinet and be readily observable instead of leaking in wall / structure (See photo)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Note: Discuss with client benefits of caulking / sealing all cabinet base joints - in the event of any leakage - water would drain onto floor in front of cabinet and be readily observable instead of leaking in wall / structure (See photo)*

### G. Doors (Interior and Exterior)

☒ ☐ ☐ ☒

#### Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Note: Discuss potential for water penetration at exterior doors during blowing / driving rain conditions.

#### • Deficiency -

- All exterior doors do not seal well to weather strip at lower corners - daylight observed past seal - minor repair - discuss
- Rear patio door slightly drags door frame at vertical side near deadbolt - consult builder
- Master bath closet door has no door stop present - minor repair
- Front bedroom attached bath closet door has no door stop present - minor repair

### H. Windows

☒ ☐ ☐ ☒

#### Window Type:

- Thermal pane type windows installed ( Vinyl Framed )

#### Comments:

- Note: Thermal pane windows appear in overall good condition
- Note: Discuss window manufactures warranty with client
- Deficiency -
- Attic window above driveway has plastic covering installed but appears cracked - consult builder (See photo)
- Some windows require excessive force to close latches when in full down position - not typical (See photo) - 2 of 3 windows in den, 2 of 4 in master bedroom, study LH window
- Note: Recommend further evaluation by builder or window contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Attic window above driveway has plastic covering installed but appears cracked - consult builder (See photo)



Some windows require excessive force to close latches when in full down position - not typical (See photo) - 2 of 3 windows in den, 2 of 4 in master bedroom, study LH window

### I. Stairways (Interior and Exterior)

☐ ☐ ☒ ☐

Comments:

- No stairs present in this residence

### J. Fireplaces and Chimneys

☒ ☐ ☐ ☒

**Locations:** 2 Fireplaces - 1 in Den & 1 at rear patio

**Types:** Metal Pre-Fab type

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Note: Autostart gas log operates as intended at den fireplace - controlled by wall switch
- **Deficiency -**
- Autostart gas log installation incomplete at rear patio fireplace - not operated or inspected - consult builder for specifics (See photo)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Autostart gas log installation incomplete at rear patio fireplace - not operated or inspected - consult builder for specifics (See photo)*

### K. Porches, Balconies, Decks, and Carports

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Note: Wood expansion joint used at driveway creating wood to ground condition - potential attractant for wood destroying insects - discuss (See photo)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**L. Other**
☐ ☒ ☐ ☐
**Materials:****Comments:**

- Note: Home automation systems & Home intercom systems and related components are not inspected ( If present )
- Note: Security systems, security cameras and any related equipment not inspected ( If present )
- Note: Clothes washers / dryers not inspected ( If present ) Motorized blinds / shades not inspected ( If present )
- Note: Any refrigeration device, Ice makers, Wine coolers, Etc. are not inspected ( If present )
- Note: Any outdoor decorative lighting systems on home, in flower beds or trees are not inspected ( If present ).
- Note: Any Telephone wiring, T.V. coax, Cat 5/Cat 6 wiring, Audio / Video or security system wiring not inspected ( If present ).
- Note: Water filtration / purification equipment not inspected ( If present )
- Note: Gas fire pits, Fountains, Fish ponds or any other water features not inspected ( If present )
- Note: Wood / metal fences are not inspected ( If present )

**II. ELECTRICAL SYSTEMS****A. Service Entrance and Panels**
☒ ☐ ☐ ☐
**Panel Location:** Garage wall**Service Wiring type and Amp Rating:** Copper wiring • 200 AMP Panel**Comments:**

- Electric panel located at garage wall - panel cover removed for inspection - no defects found ( See photo )
- Note: **AFCI** protected circuits at all current code required locations - Discuss with client
- Note: Additional circuits observed in electric panel for future swimming pool - discuss

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Electric panel located at garage wall



Electric panel cover removed for inspection - no defects found ( See photo )

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

### Branch Wiring Type: Copper wiring

#### Comments:

- Note: Discuss soffit outlets installed for x-mas lights - power controlled by switch - consult builder for specifics (See photo)
- Note: **GFCI** protected circuits are present at all current required locations
- Note: Locations of GFCI resets are as follows: Garage electric panel & 1 in Hall bathroom - discuss with client
- Note: GFCI device in hall bathroom protects all bathroom outlets in home - discuss with client
- Note: Discuss double wired ceiling junction boxes for future ceiling fan installation.
- Note: Discuss switched wall outlet circuit in Master bedroom ( wall switch controls power to 2 wall outlets in room )
- Note: Door bell transformer located in attic (See photo)
- **Deficiency -**
- Loose outlet cover at fireplace mantel outlet - minor repair (See photo)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



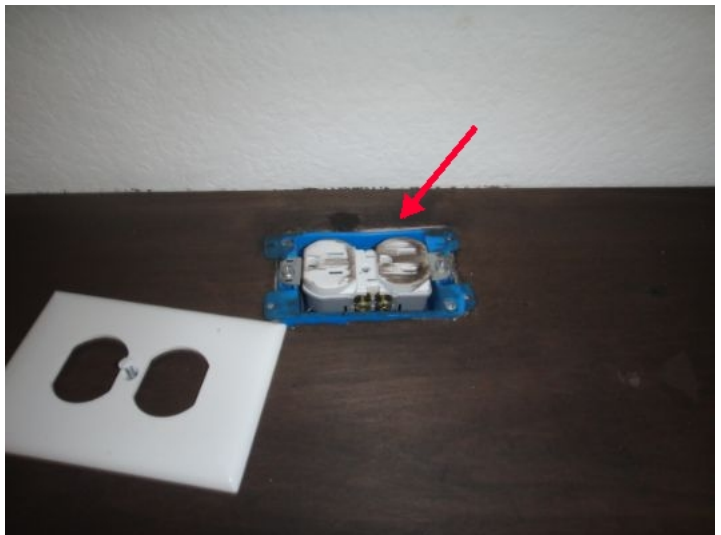
Note: Discuss soffit outlets installed for x-mas lights - power controlled by switch - consult builder for specifics (See photo)



Note: GFCI device in hall bath room protects all bathroom outlets in home - discuss



Note: Door bell transformer located in attic (See photo)



Loose outlet cover at fireplace mantel outlet - minor repair (See photo)

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Type of Systems: CENTRAL

Furnace type: INDUCED DRAFT

Energy Source: GAS

Individual units: 1

Equipment Installed: ATTIC HORIZONTAL

Comments:

- Note: All HVAC equipment shows professional installed - no defects found
- Note: Gas furnace operates as intended - No defects found
- Note: Gas furnace heat exchangers are not inspected - This would require disassembly of unit and is beyond scope of visual inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## B. Cooling Equipment

☒ ☐ ☐ ☐

System Type: CENTRAL Cooling Type: VAPOR CYCLE

Energy Source: ELECTRIC Individual Units: 1

Equipment Installed: ATTIC HORIZONTAL

Comments:

- Note: All HVAC equipment shows professional installed - no defects found
- Central electric cooling system installed. Cooling systems are not operated when outside temperature is below 60 degrees - possible damage could result - discuss visual inspection only.
- Note: Secondary condensate drain line exits attic at east near rear patio - leakage from this drain would indicate a problem with air conditioner system requiring immediate service (See photo)
- Note: Discuss addition of bleach into primary condensate drain line near evaporator coil in attic - helps prevent clogging (See photo)
- Note: Primary condensate drain line ( from evaporator coil in attic ) terminates into plumbing below hall bath LH sink (See photo)



*Note: Secondary condensate drain line exits attic at east near rear patio - leakage from this drain would indicate a problem with air conditioner system requiring immediate service (See photo)*



*Note: Discuss addition of bleach into primary condensate drain line near evaporator coil in attic - helps prevent clogging (See photo)*

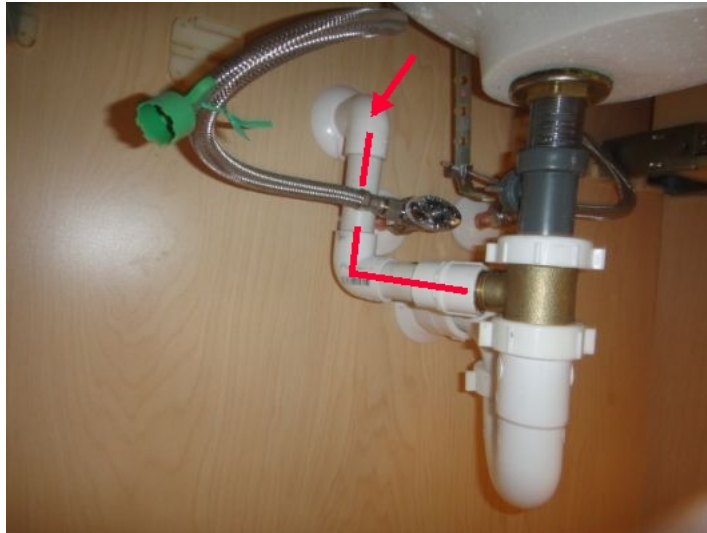
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



*Note: Primary condensate drain line ( from evaporator coil in attic ) terminates into plumbing below hall bath LH sink (See photo)*

### C. Duct systems, Chases & Vents

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**Air Filter Location:** Attic Air Handler

**Filter type & Size:** Fiberglass disposable - 20 x 25 x 5

**Comments:**

- Note: Discuss fresh air ventilation controller installed in attic - this device allows fresh outdoor air to be introduced into living space to improve overall air quality inside home - consult builder for specifics (See photo)
- Note: Air filter changed at air handler unit in attic (See photo)
- Note: Recommend to replace this high capacity type media filter every 3 to 6 months for maximum efficiency - discuss



*Note: Discuss fresh air ventilation controller installed in attic - this device allows fresh outdoor air to be introduced into living space to improve overall air quality inside home - consult builder for specifics (See next photo)*



*- This device has its own internal air filter that requires periodic service*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Note: Air filter changed at air handler unit in attic (See photo)

#### IV. PLUMBING SYSTEM

##### A. Plumbing Supply, Distribution System and Fixtures

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Location of Water Meter: PARKWAY

Location of Main Water Supply Valve: GARAGE WALL

Static water pressure: 64 PSI

Supply plumbing type: COPPER

Comments:

- Note: No supply plumbing related defects found at time of inspection
- Note: No movement in water meter over a 5 minute test period - good
- Note: Gas system is properly bonded as required by current code
- Note: Perform 10 minute static gas line test using leakage indicator on gas providers gas meter - no movement noted - good
- Note: Gas line inspection limited to static meter test & visual areas only ( Many sections of gas system are underground or confined within structure and are not accessible to inspector )
- Note: Must protect exterior faucets from freezing during winter months
- Note: Water shut off valves below sinks areas not operated - discuss visual inspection only
- Note: Home owner water shut off valve & pressure regulator located at garage wall panel (See photo)
- Note: Gas line available at rear patio area for grill ( See photo )



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Note: Home owner water shut off valve & pressure regulator located at garage wall panel (See photo)



Note: Gas line available at rear patio area for grill ( See photo )

## B. Drains, Wastes, and Vents

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Comments:

- Drain plumbing type: **PVC**

- Note: All plumbing drains at reasonable rate & no leaks found at time of inspection.

- Note: Be sure to check for leaks below sink areas following regular use of this new plumbing system - important - discuss with client

- Note: Master shower tile has sharp cut edges that could be considered a potential hazard - discuss with client (See photo)

- Note: Bathroom sinks do not have overflow drain openings - discuss



Note: Master shower tile has sharp cut edges that could be considered a potential hazard - discuss with client (See photo)

I=Inspected

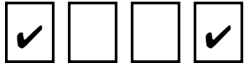
NI=Not Inspected

NP=Not Present

D=Deficient

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

### C. Water Heating Equipment



Number of Water Heaters: 1

Age, Energy Source, Capacity &amp; Location:

- 2019 - Gas Fired - Tankless type - Garage wall

Comments:

- Note: Tankless water heater functioning as intended - no defects found
- Note: Modern tankless type water heaters are intended to have a 15 to 20 year service life
- Note: Water heater temperature control panel located at garage wall (See photo)
- **Deficiency -**
- Measured hot water temperature at the kitchen sink faucet was 137 Degrees F. - potential scald hazard - temperature adjustment recommended (See photo & scald chart)



*Note: Tankless water heater functioning as intended - no defects found*



*Note: Water heater temperature control panel located at garage wall (See photo)*

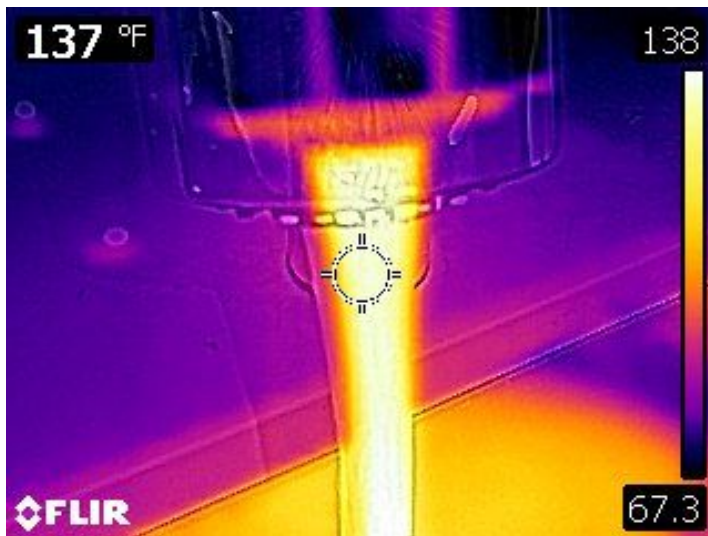
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Measured hot water temperature at the kitchen sink faucet was 137 Degrees F. - potential scald hazard - temperature adjustment recommended (See photo & scald chart)

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

Water temperature scald chart

#### D. Hydro-Massage Therapy Equipment

☐ ☐ ☒ ☐

Comments:

- None present

#### E. Other

☐ ☐ ☒ ☐

Materials:

Comments:

- None present

### V. APPLIANCES

#### A. Dishwashers

☒ ☐ ☐ ☐

Comments:

- Dishwasher operates as intended through full cycle - No defects found
- Note: Discuss dishwasher drain line "Air Gap" device installed at sink top

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Note: Discuss dishwasher drain line "Air Gap" device installed at sink top*

## B. Food Waste Disposers

☒ ☐ ☐ ☒

Comments:

- Kitchen sink disposal operates as intended
- **Deficiency -**
- Disposal noisy during operation - construction debris inside needs removal

## C. Range Hood and Exhaust Systems

☒ ☐ ☐ ☐

Comments:

- Updraft type range vent operates as intended ( vents to exterior ) - No defects found

## D. Ranges, Cooktops, and Ovens

☒ ☐ ☐ ☐

Comments:

- Gas cook top operates as intended - No defects found
- Double electric ovens operate as intended - both check accurate on 350 degree setting
- Note: Gas shut off valve for cook top located in lower RH adjacent cabinet (See photo)



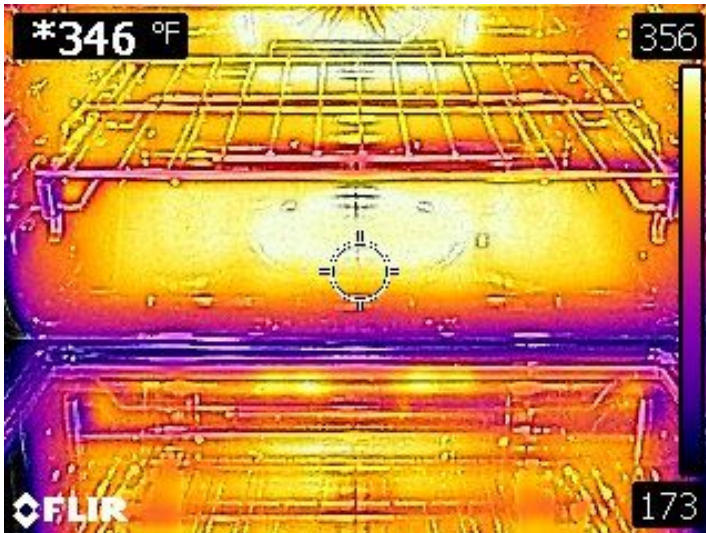
I=Inspected

NI=Not Inspected

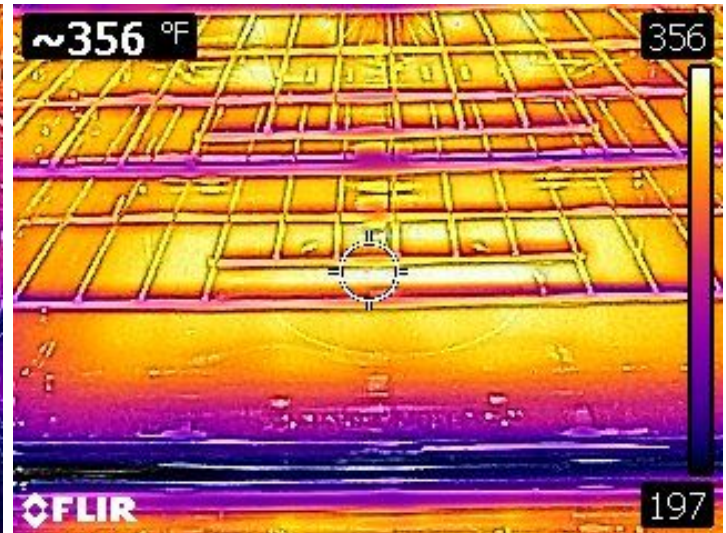
NP=Not Present

D=Deficient

I	NI	NP	D



Upper oven - thermal camera shows accuracy on 350 degree setting



Lower oven - thermal camera shows accuracy on 350 degree setting



Note: Gas shut off valve for cook top located in lower RH adjacent cabinet (See photo)

### E. Microwave Ovens

☒ ☐ ☐ ☐

Comments:

- Microwave operates as intended

### F. Mechanical Exhaust Vents and Bathroom Heaters

☒ ☐ ☐ ☐

Comments:

- All bathroom exhaust fans operate as intended - no defects found

### G. Garage Door Operator(s)

☒ ☐ ☐ ☐

Individual Units: 1 ( Note: Any related remote controls not inspected )

Comments:

- Garage door opener operates & reverses as intended - No defects found

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**H. Dryer Exhaust Systems**
☒ ☐ ☐ ☐

Comments: No defects found

Note: Discuss vertical rise dryer vent and periodic required maintenance.

**I. Other**
☐ ☐ ☒ ☐

Observations:

- None present

**VI. OPTIONAL SYSTEMS****A. Landscape Irrigation (Sprinkler) Systems**
☒ ☐ ☐ ☒

Comments:

- Observed 9 zones on a 12 zone timer at garage wall. All zones respond to timer control ( Tested in manual mode only - timer functions not inspected )
- Note: Sprinkler system backflow preventer valve located in front yard valve box ( See photo ) - valve box full of standing water at time of inspection - discuss
- Note: Sprinkler system Rain Sensor located at south roof edge (See photo)
- Note: Sprinkler system backflow preventer valves & rain sensors are not functionally tested
- Note: Proper operation of underground drip lines on zones 1,2 & 9 cannot be visually determined by inspector - discuss with client
- Note: Zone 8 is for tree bubblers
- **Deficiency -**
- Exposed drip line in flower bed south of driveway - subject to damage - condition minor (See photo)
- Zone 3 has 1 head that extends but does not spray at flower bed south of driveway (See photo)
- Some spray heads partially spraying onto exterior surfaces of home - may require final adjustment - discuss seasonal adjustment with client
- Note: Recommend further evaluation by sprinkler contractor



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Note: Sprinkler system backflow preventer valve located in front yard valve box ( See photo ) - valve box full of standing water at time of inspection - discuss



Note: Sprinkler system Rain Sensor located at south roof edge (See photo)



Exposed drip line in flower bed south of driveway - subject to damage - condition minor (See photo)



Zone 3 has 1 head that extends but does not spray at flower bed south of driveway (See photo)

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

☐ ☐ ☒ ☐

### Type of Construction:

Comments:

• Note: Swimming pools, spas and hot tubs are not inspected by A-Tex Inspection, Inc. (If inspection is required consult with professional pool inspector)

## C. Outbuildings

☐ ☐ ☒ ☐

### Materials:

Comments:

• Note: Any secondary structure, detached garage, barn, shop or sheds are not inspected unless specifically noted in this report

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

Type of Pump:

Type of Storage Equipment:

Comments:

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

Type of System:

Location of Drain Field:

Comments:

**F. Other**☐☐☒☐

Comments:

*Rear view of home*



## Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A modern fire safety type circuit breaker that automatically interrupts power to circuit upon detecting any arc fault conditions.
Air Gap	Air gap: The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged ( Prevents contaminated drain water from reentering the dishwasher )
GFCI	Electrical safety device that prevents occupants electric shock hazard by interrupting power to circuit when ground faults are detected ( Required at all exterior outlets, kitchen counter top outlets, garage outlets, bathroom outlets and laundry room outlets )
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Report Summary	Note: Report summary of deficiencies (at end of report) provided for convenience only - be sure read entire body of inspection report for all property conditions and general maintenance recommendations (Digital photos included in this report are for explanatory purposes only and do not indicate all areas that may be deficient)

## Report Summary

**STRUCTURAL SYSTEMS**

Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Note: <b>Report summary</b> of deficiencies (at end of report) provided for convenience only - be sure read entire body of inspection report for all property conditions and general maintenance recommendations (Digital photos included in this report are for explanatory purposes only and do not indicate all areas that may be deficient)</li> <li>• <b>Deficiency -</b></li> <li>• Several areas of uplifting ridge shingles are prone to wind damage (See photos)</li> <li>• 1 damaged shingle at NE ridge line - condition minor (See photo)</li> <li>• Loose shingles with missing sections at east chimney vent flashing area (See photo)</li> <li>• 1 north plumbing vent roof jack has rubber seal inverted - will hold water - not typical - minor repair (See photo)</li> <li>• Unsealed roof fasteners near east chimney vent flashing - minor repair (See photo)</li> <li>• Note: Recommend further evaluation by roofing contractor for repair options</li> </ul>
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Blown ceiling insulation is loose / disturbed at areas above den caused by worker foot traffic - no longer at posted depth in this area - discuss with client (See photo)</li> </ul>
Page 9 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Window frame to brick caulking failed / incomplete at random - minor repair (See photos)</li> <li>• North brick expansion joint has incomplete sealant at top resulting in small opening - minor repair (See photo)</li> <li>• Small areas of missing / incomplete brick mortar resulting in small openings where soldier bricks meet frieze board trim - minor repair (See photos)</li> <li>• Missing clothes rods in master closet (See photo)</li> </ul>
Page 12 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• All exterior doors do not seal well to weather strip at lower corners - daylight observed past seal - minor repair - discuss</li> <li>• Rear patio door slightly drags door frame at vertical side near deadbolt - consult builder</li> <li>• Master bath closet door has no door stop present - minor repair</li> <li>• Front bedroom attached bath closet door has no door stop present - minor repair</li> </ul>
Page 12 Item: H	Windows	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Attic window above driveway has plastic covering installed but appears cracked - consult builder (See photo)</li> <li>• Some windows require excessive force to close latches when in full down position - not typical (See photo) - 2 of 3 windows in den, 2 of 4 in master bedroom, study LH window</li> <li>• Note: Recommend further evaluation by builder or window contractor</li> </ul>

Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"><li>• <b>Deficiency -</b></li><li>• Autostart gas log installation incomplete at rear patio fireplace - not operated or inspected - consult builder for specifics (See photo)</li></ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"><li>• <b>Deficiency -</b></li><li>• Loose outlet cover at fireplace mantel outlet - minor repair (See photo)</li></ul>
<b>PLUMBING SYSTEM</b>		
Page 22 Item: C	Water Heating Equipment	<ul style="list-style-type: none"><li>• <b>Deficiency -</b></li><li>• Measured hot water temperature at the kitchen sink faucet was 137 Degrees F. - potential scald hazard - temperature adjustment recommended (See photo &amp; scald chart)</li></ul>
<b>APPLIANCES</b>		
Page 24 Item: B	Food Waste Disposers	<ul style="list-style-type: none"><li>• <b>Deficiency -</b></li><li>• Disposal noisy during operation - construction debris inside needs removal</li></ul>
<b>OPTIONAL SYSTEMS</b>		
Page 26 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"><li>• <b>Deficiency -</b></li><li>• Exposed drip line in flower bed south of driveway - subject to damage - condition minor (See photo)</li><li>• Zone 3 has 1 head that extends but does not spray at flower bed south of driveway (See photo)</li><li>• Some spray heads partially spraying onto exterior surfaces of home - may require final adjustment - discuss seasonal adjustment with client</li><li>• Note: Recommend further evaluation by sprinkler contractor</li></ul>