

**BARTEE**

Bartee Inspections, PLLC  
*Quality Home Inspections*

BARTEE INSPECTIONS, PLLC

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BI MASTER

445 Carolcrest Ln #411  
Livingston, TX 77351



Inspector

**Jeff Bartee**

TREC #24152, NAWT #16459ITC

936-443-8235

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Agent

**Ruby Kelley**

Keller Williams - Conroe



# PROPERTY INSPECTION REPORT FORM

Emily Lombard <i>Name of Client</i>	06/23/2025 2:00 pm <i>Date of Inspection</i>
445 Carolcrest Ln #411, Livingston, TX 77351 <i>Address of Inspected Property</i>	
Jeff Bartee <i>Name of Inspector</i>	TREC #24152, NAWT #16459ITC <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

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

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

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

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

*Time In:* 2:30pm

*Time Out:* 5:30 P.M.

*Temperature:* 90 - 100°F

*Weather Conditions:* Clear

*Heading:* Southeast

*Occupancy:* Vacant

*In Attendance:* Inspector only

*Inspections Provided by this Inspector:* Home Inspection

*Type of Building:* Single Family

*Additional Information:*

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY **Emily Lombard** THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the perspective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

## SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is **a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures.** The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection**. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

## GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

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

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

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

(F) designate conditions as safe;

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

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. **If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.**

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects. Also look at the Pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. this does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore we mark this box if there is an issue in a certain area, we recommend that if the deficient box is marked that you look into this section and see what wasn't up to par it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year. Should you desire for me to meet you at the home to discuss any of the report contents please just let me know.

#### Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair or Safety Concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

**In need of immediate attention or repair or Safety Concern** - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

**Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

**Maintenance Items/FYI/Minor Defects** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.**

#### **Water Course:**

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of

inspection.

### **Hillside**

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

### **Not visual out of scope**

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

### **Courtesy Photos**

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

### **Roof covering**

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leaks ... either expressed or implied.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure.

It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

### **Flipped house:**

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

### **Manufactured Housing:**

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

The manufactures certified label (HUD insignias) on this home are located on the North side of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacture is required to provide instructions on site preparation, installation and anchoring.

### **Plumbing:**

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand, These are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

**Mechanical Systems:**

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

**Bonding and Grounding:**

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

**Pest Control:**

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

**Lead Based Paint:**

Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-leaded paint. Some homes built after 1960 also contain heavily-leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead-content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead based paint? We cannot tell you that it does or does not. Providing lead based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

*Inspection Method:* Visual -

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 06/23/2025.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

*Structural Opinion:* This home appears to be in generally stable condition however this home has areas that are in need of further evaluation or repair as listed throughout this report, Not Inspected - Condominium  
**BUYERS NOTICE::**

**Keep in mind, as noted this report will have many items in it and they will be marked deficient.**

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

**A. Foundations**

*Comments:*

The following deficiencies (if any) with the **foundation** were observed on the day of the inspection of this structure and are noted below.

*Foundation Statement:*

**Buyers Advisory Notice:**

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 06/23/2025.

*Type of Foundation(s):* Not Inspected - Condominium, Pier & Beam - Crawlspace

*The foundation of this home at the time of inspection appeared to be::* Not Inspected - Condominium

**B. Grading and Drainage**

*Comments:*

The following deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

*Not Inspected - Condominium:*

Condominium, grading and drainage not inspected.

**C. Roof Covering Materials**

*Roof life span:* Condominium or Townhome - Covered by HOA

*Types of Roof Covering:* Condominium - Not Inspected

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

I	NI	NP	D
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*Viewed From:* Not inspected - Condominium

**D. Roof Structure and Attic**

*Viewed From:* Condominium or townhome - No attic access  
*Approximate Depth Of Insulation:* Condominium or Townhome - No Access  
*Material:* Not Inspected - Condo  
*Type of Roof:* Not Inspected - Condo  
*Type of Roof Decking:* Not Inspected - Condo  
*Type of Ventilation:* Not Inspected - Condo

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

*Exterior Wall Covering Material:* Fiber Cement Siding  
*Interior wall covering:* Drywall

**F. Ceilings and Floors**

*Comments:*  
 The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

**1: Moisture Staining on Ceilings**

**▲In need of immediate attention or repair or Safety Concern**

There was moisture staining and/or repairs noted on the ceiling in the kitchen and primary bathroom. Both ceilings were checked with a thermal imaging camera and then followed by a moisture meter. Both locations had areas of extremely high moisture levels. The primary bathroom also had dark areas that appeared to possibly be a microbial growth.

The area in the kitchen had an access door added in the ceiling. This was directly under what appeared to be the kitchen plumbing from the condo above. The framing (wood) and the top side of the drywall also had visual signs of moisture damage. This points to a possible water leak above.

The area in the primary bathroom was over the shower and is most likely under the shower above. There was no visual sign of water damage except the dark area where it appeared that a microbial growth was coming out of the drywall. This points to a possible water leak above.

Recommend a qualified professional further evaluate/advise the actions required for correction.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

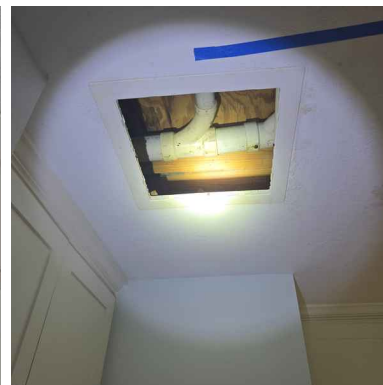
I NI NP D



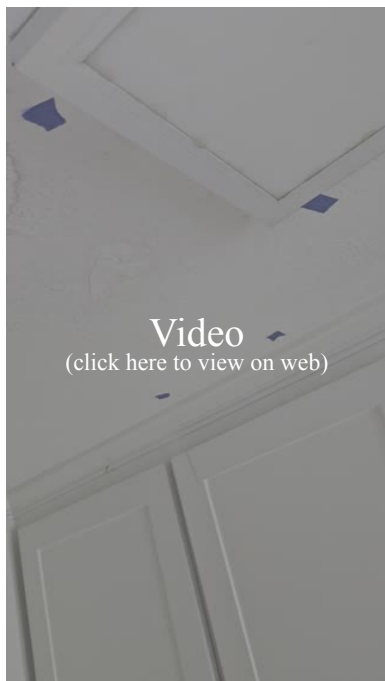
Kitchen



Kitchen - most affected area



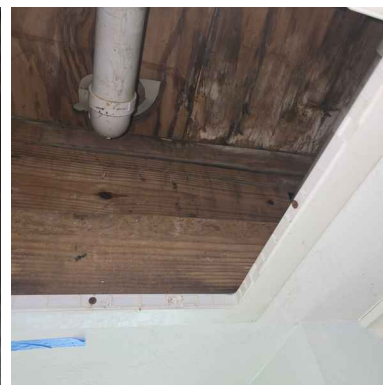
Kitchen



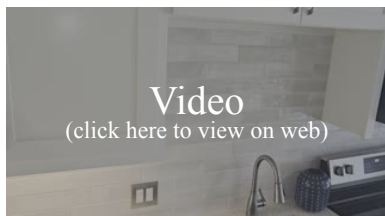
Kitchen



Kitchen



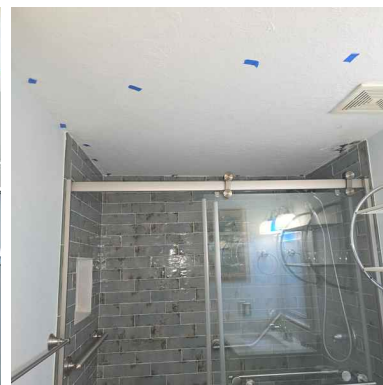
Kitchen



Kitchen



Primary Bathroom - most affected area



Primary Bathroom

I=Inspected

NI=Not Inspected

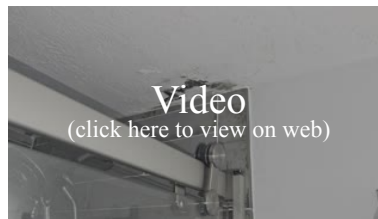
NP=Not Present

D=Deficient

I NI NP D



Primary Bathroom - possible microbial growth



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

*Comments:*

The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.

If deficiencies are noted below such as doors rubbing in the frame, doors out of square in the frame, or that they are not latching properly this may be a sign of typical structural movement. We recommend that the doors be adjusted to compensate for typical structural movement. If there is major movement you will see it noted throughout this report with recommendations for repair and/or further evaluation.

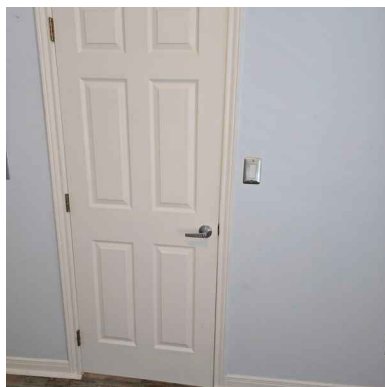
All locks on the home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

**1: Door drags in frame.**

🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

One or more of the doors in this home drags in the frame and should be adjusted to allow for proper operation.

Recommendation: Contact a qualified handyman.



Secondary Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**2: Hardware - Striker plates need repair.**

 Maintenance Items/FYI/Minor Defects

There are one or more striker plates in the door jambs that are in need of repair/adjustments.

Recommendation: Contact a qualified handyman.



Primary Bathroom

**3: Folding door**

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The right folding closet door in the primary bedroom was disconnected from the rollers. Recommend repair as necessary.



Primary Bedroom

**H. Windows**

*Windows:* :

The windows were inspected by operating all windows (I try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking

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

I	NI	NP	D
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for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

*Flashing Limitations:*

The visible flashings were inspected however, there are many areas where flashing is not visible at the time of inspection and can not be opined upon due to finishes covering terminations.

Windows should have Z-flashing at the top of them and should be visible under the window trim but there are different methods of flashing windows that could not be seen such as a seal tape or self flashing windows that would only be visible before the wall cladding was installed.

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

**J. Fireplaces and Chimneys**

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

*Comments:*

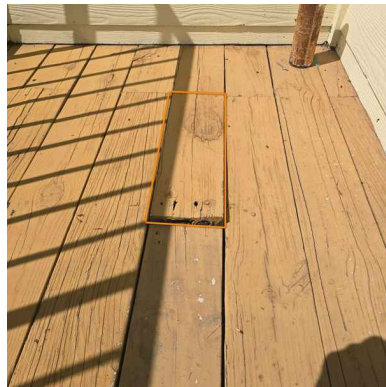
The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

**1: Deck- Deteriorated Boards**

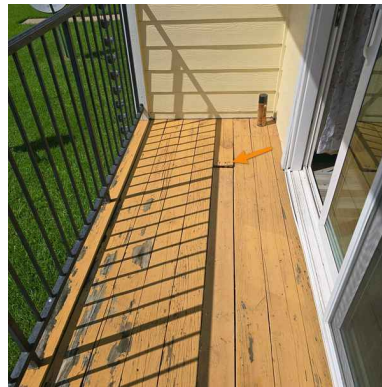
🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

One of the boards on the rear deck had a deteriorated end and needed that part replaced.

Recommendation: Contact a qualified handyman.



Rear



Rear

**L. Other**

**M. Cabinets**

**N. Sidewalks and Driveways**

*Community Condo:*

Not inspected. HOA/ property management responsibility.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**O. Fences**

I=Inspected

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D=Deficient

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

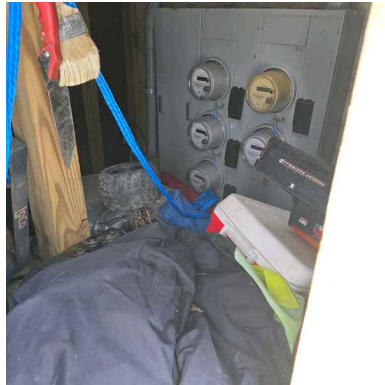
*Not Accessible:*

**B. Service Entrance and Panels**

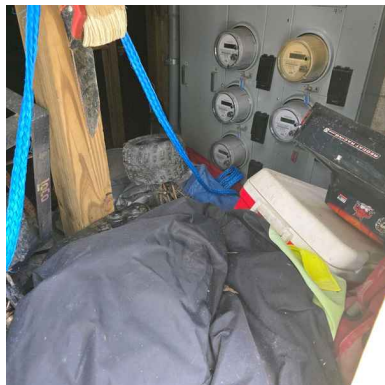
*Comments:*

The following deficiencies (if any) with the **service entrance and panels** were observed on the day of the inspection of this structure and are noted below.

*Service Entrance:* Underground



*Main Service Panel Box Location 2:* Under Exterior Stairs



*Main Service Panel Manufacturer:* Undetermined

*Main Service Panel Amperage:* Unknown

*Sub-Panel Box Location:* Secondary Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Sub-Panel Manufacturer: Eaton



Sub-Panel Amperage : Unknown



**1: The electrical panel is rusted**

[Maintenance Items/FYI/Minor Defects](#)

The interior electrical panel had rust inside it. The panel appeared to have been exposed to moisture at some point but appeared to still be in functional condition. Recommend verifying that no moisture is getting to the panel.

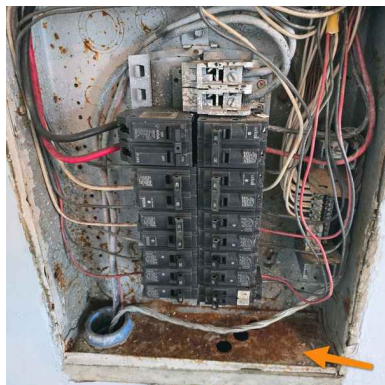
I=Inspected

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I NI NP D

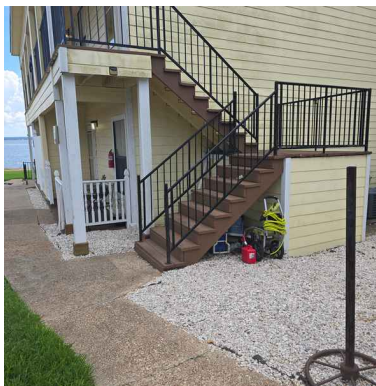
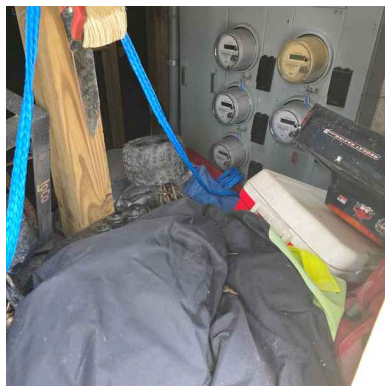


Secondary Bedroom

**2: Main Disconnect not Accessible**

**▲ In need of immediate attention or repair or Safety Concern**

There were personal items stored in the area housing the electrical meters and main disconnects for the condos. Recommend personal items be removed as they are blocking access to the emergency disconnects.



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

*Comments:*

The following deficiencies (if any) with the **branch circuits, connected devices, and fixtures** were observed on the day of the inspection of this structure and are noted below.

*Type of Wiring:* Romex, Copper

**1: Outlet not accessible**

**🔧 Maintenance Items/FYI/Minor Defects**

The outlet at the front of the house was zip tied closed and could not be tested.

I=Inspected

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I	NI	NP	D
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Front

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## 2: No GFCI protection in all locations

☹Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

GFCI protection did not appear to be present in all required locations at the time of the inspection. Recommend licensed electrician verify and upgrade by installing ground fault receptacles in all required locations.

No coverage in the kitchen.

GFCI required locations (currently):

All kitchen, bathroom, garage, exterior, pool, wet bar, laundry room receptacles currently require GFCI protection.

Note: Not all of the required receptacles were protected. Not all unprotected outlets shown.

Recommendation: Contact a qualified electrical contractor.

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## 3: Cover Plates Missing/damaged

☹Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

One or more receptacle/light switch cover plates are missing and/or damaged. This is a potential short and shock risk. Recommend installation of cover plates as necessary.

Recommendation: Contact a qualified handyman.



Kitchen cabinet above microwave

---

## 4: Bulbs missing or burned out

☹Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

I=Inspected

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D=Deficient

I NI NP D

There was one or more lighting fixtures in the house that did not work at the time of the inspection. **Recommend verifying if the problem is a defective bulb, fixture, wiring, switch, etc. before closing.** Sometimes the problem is the fixture and some fixtures are specialty items that are very expensive.

Check **all** fixtures for proper operation before closing.

Note: All lights that were not operating at the time of the inspection may not be shown. Some of the lights shown may be on dusk till dawn operation.

Recommendation: Contact a qualified handyman.



Front patio



Front

**D. Other**

**E. Doorbell**

**F. Smoke, Fire and Carbon Monoxide Detectors**

*Comments:*

The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

We recommend checking the alarms quarterly and replacing the batteries at least every six months to make sure they operate properly.

*Smoke Alarms / Detectors: Smoke Alarms Information:*

Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

*Carbon Monoxide Detectors:*

Carbon Monoxide Alarm Required - Garage and gas appliances present.

Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO)

I=Inspected

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I	NI	NP	D
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detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: [Info about CO](#)

*Smoke alarms are not tested:*

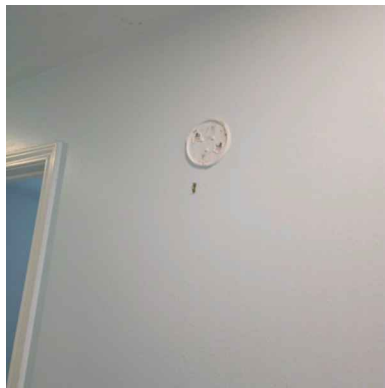
Smoke alarms are not tested during inspections when a house appears to have a security system installed. This is due to the possibility of the fire department or other authorities having to come out and investigate the testing of the smoke alarms.

**1: Insufficient**

**▲In need of immediate attention or repair or Safety Concern**

There was insufficient smoke/CO alarm coverage at the time of the inspection. Recommend further evaluation and adding missing smoke/CO alarms by a qualified electrical professional.

Recommendation: Contact a qualified professional.



Hallway

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

I   NI   NP   D

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

*AFUE Rating :*

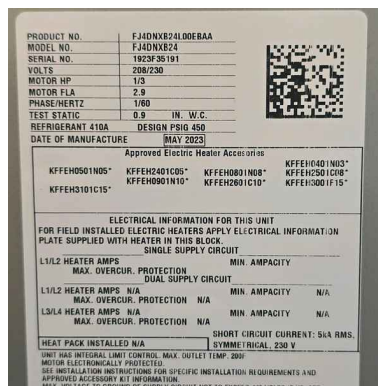
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

*Temperature Differential:*

The air conditioning system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

The differential temperature between the supply and return vents appeared to be acceptable (15°F - 22°F) at the time of inspection. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions.

**B. Heating Equipment Identification:**



Brand : Carrier

Approximate Year Built: 2023

Type of System: Forced Air Electric

Energy Source Unit : Electric

Average Temperature at Supply :

The heater was performing at the time of inspection. The average temperature at the register was 120 degrees. Note: Due to the high temperature at the time of the inspection, the furnace was only ran long enough to verify that it was producing hot air.

**C. Cooling Equipment Identification:**

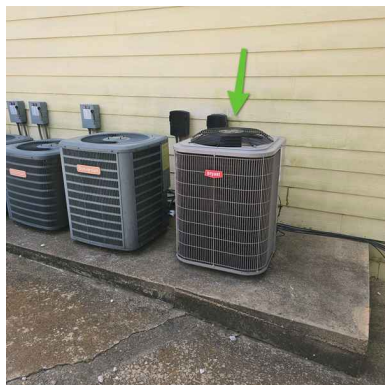
I=Inspected

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D=Deficient

I NI NP D



Brand: Bryant  
 Approximate Year Built: 2023  
 Type of System: Central Air Conditioner  
 Approximate Condensing Unit Tonnage: 2 TON  
 Average Temperature at Return: 72°  
 Average Temperature at Supply: 55°  
 Temperature Differential: 17°  
 Type of Freon: R-410A

**D. Duct Systems, Chases, and Vents**

Filter location: Wall mounted

Filter Size: Not determined

Inspected/Not Inspected - Ducts not visible:

The ducts were ran in the floors and/or ceiling and not visible. There did appear to be a uniform distribution air at the time of the inspection.

The "Inspected" and the "Not Inspected" boxes were checked because the function of the duct system was evaluated but the ducts were in the floor and not visible.

**E. Other**

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

### IV. PLUMBING SYSTEMS

*Location of Water Meter:* Unable to locate  
*Location of Water Supply Valve(s):* Unable to locate  
*Static Water Pressure Reading:* 65 to 70 psi



**B. Plumbing Supply, Distribution Systems, and Fixtures**

*Comments:*

The following deficiencies (if any) with the **plumbing supply, distribution, and fixtures** were observed on the day of the inspection of this structure and are noted below.

*Material - Distribution:* Copper

*Water flow:*

The water flow was tested by running water in more than one faucet simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.

*Type of Supply Piping Material:* Unable to determine

*Plumbing Limitations:*

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may not be present at the time of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home to check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

**C. Drains, Wastes, and Vents**

*Type of Drain Piping Material:* PVC

*Comments:*

The following deficiencies (if any) with the **drains, waste, and vents** were observed on the day of the inspection of this structure and are noted below.

*Functional Flow:*

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible. We have no knowledge of the material that is underground.

Location of the cleanout: Crawlspace



Material: PVC

**D. Water Heating Equipment**

Comments:

The following deficiencies (if any) with the **water heating equipment** were observed on the day of the inspection of this structure and are noted below.

Annual Maintenance Flush:

**It is recommended to have the water heating unit cleaned and serviced by a [licensed & qualified plumber](#) on an annual basis to keep the water heater in top operating condition.**

Location: Bedroom closet

Brand: American

Approximate Year Built: 2008

Power Source: Electric

# Capacity: 40 Gallons

Expansion tank applied: No

*Water heaters can be dangerous if temperature is set too high!:*

Please test the temperature of the water before placing a child in the bath or shower. Do not leave a child or an infirm person in the bath unsupervised

DANGER: Hot water can be dangerous, especially for infants, children, the elderly, or infirm. Hot water scald potential if the thermostat is set too high. Water temperatures over 125 F (52 C) can cause severe burns or scalding resulting in death. Hot water can cause first degree burns with exposure for as little as:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

W008C

Identification :



**1: Note: Older/Aged Equipment**

🔴Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Additional Notice from the Inspector: This component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. Recommend replacement.

Unit is 17 years old.

Note : Industry standards estimate that **gas** water heaters have a normal life span of 8-12 years and **electric** water heaters 10-15 years.

**2: TPR drain discharging with other drains**

🔴Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The TPR (Temperature Pressure Relief) drain has other drains discharging into it. The drain must be dedicated exclusively for the TPR valve. Safety hazard. Recommend repair.

Recommendation: Contact a qualified plumbing contractor.



**E. Hydro-Massage Therapy Equipment**

**F. Gas Distribution System and Gas Appliances**

*Location of Gas Meter:* Not Present

*Type of Gas Distribution Piping:* Not Present

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

I   NI   NP   D

## V. APPLIANCES

### *Mechanical Systems Notice:*

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine [life expectancy](#) of any system or component. [Rule 535.227(b)(3)(C) (i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems. All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

**A. Dishwashers**

*Comments:*

The following deficiencies (if any) with the **dishwasher** were observed on the day of the inspection of this structure and are noted below.

*Manufacturer:* Whirlpool

*Identification:*



*Dishwasher Operational:*

The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

**1: Rust on racks**

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Rust, to some degree, was noted on the racks of the dishwasher. Recommend replacing racks.

Recommendation: Contact a qualified appliance repair professional.

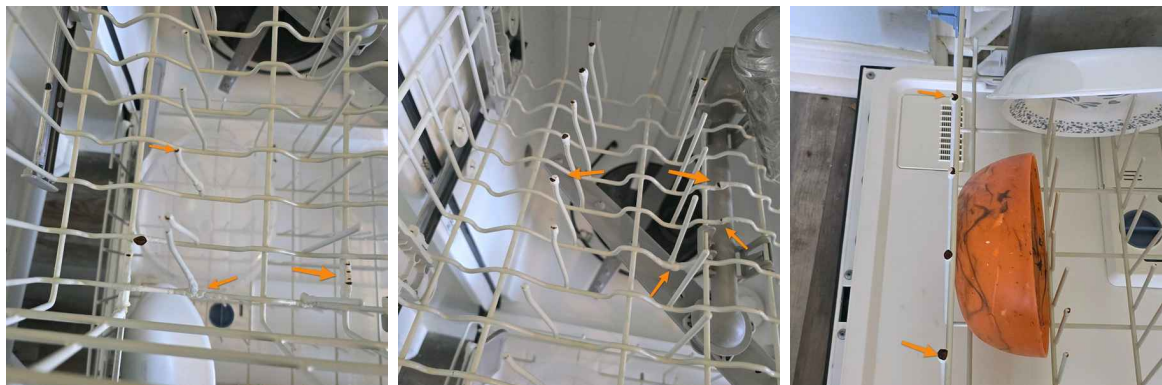
I=Inspected

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D=Deficient

I NI NP D



**B. Food Waste Disposers**

*Comments:*

The following deficiencies (if any) with the **food waste disposer** were observed on the day of the inspection of this structure and are noted below.

*Manufacturer:* Not Present

**C. Range Hood and Exhaust Systems**

*Comments:*

The following deficiencies (if any) with the **range hood and exhaust system** were observed on the day of the inspection of this structure and are noted below.

*Exhaust Hood Type:* Vented Microwave Vent Hood



*Manufacturer:* Galanz

**1: Exhaust duct not connected**

🟡Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The microwave was set for a duct exhaust because there was no exhaust coming out of the vents in the front but was coming out of the hole in the cabinet bottom with the electrical cord. Recommend repair as necessary by a qualified professional.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

*Comments:*

The following deficiencies (if any) with the **ranges, cooktops, and ovens** were observed on the day of the inspection of this structure and are noted below.

*Range, Cook Top or Oven Manufacturer:* Frigidaire

*Range/Cook Top/Oven Energy Source:* Electric

*Gas Shut Off:* Not Present

*Identification :*



*Oven is operable.:*

The oven was tested at 350 F and was within the +/- 25 range deemed appropriate by the Texas Real Estate Commission. 334 degrees.

*Cook top operable:*

The cook top was operable at the time of the inspection.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



**1: Anti tip bracket missing**

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

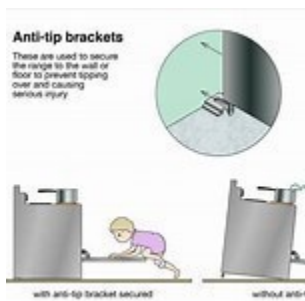
**ANTI-TIP BRACKET MISSING**

An anti-tip bracket was not present for the the range. An anti-tip bracket prevents the range from tipping over, if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label on the inside of the oven door with more information. This bracket can be purchased at home improvement stores for approximately twenty five dollars and the installation of this bracket is highly recommended.

The anti-tip bracket was in the bottom drawer of the stove.

<https://www.homedepot.com/s/anti%20tip%20device%20for%20stove?NCNI-5>

Recommendation: Contact a qualified appliance repair professional.



**E. Microwave Ovens**

**Comments:**

The microwave was tested by running on "Cook" mode and was functional at the time of inspection. The efficiency of the unit or other functions are not tested. No reportable conditions were present unless otherwise noted in this report.

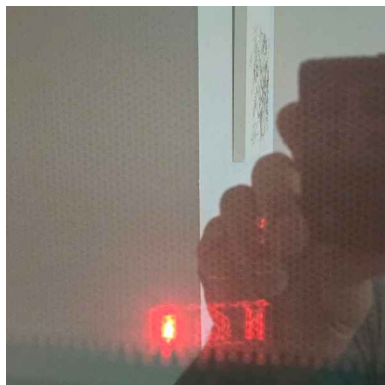
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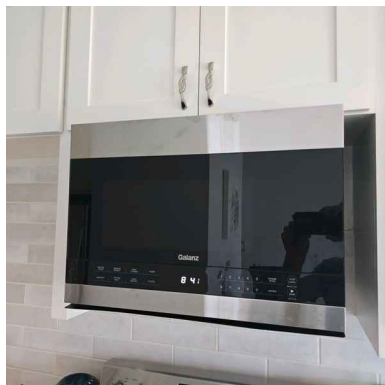
NP=Not Present

D=Deficient

I NI NP D



Manufacturer: Galanz



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

*Fans functional:*

The ventilation fans were functional at the time of the inspection. Except as may be noted below.

**G. Garage Door Operators**

*Garage Door Operator Brand::* Not Present

**H. Dryer Exhaust Systems**

*Dryer Vent Location:* Unable to determine

*Dryer Vent should be cleaned annually:*

The dryer vent should be **cleaned** at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard.

For more information on dryer vent safety and maintenance visit this website:

[www.lintfirepreventionservices.com](http://www.lintfirepreventionservices.com)

**I. Optional Appliances**

**J. Other**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Comments:*

The **Refrigerator** appeared to be operating satisfactory at the time of the inspection except as may be noted below.

*Identification:*



*Ice Maker Off:*

The ice maker was off at the time of the inspection.

